



£299,950
Leasehold

52 Garnier Drive, Bishopstoke Park

Eastleigh, SO50 6HE



Quick View

	1-2 Bedrooms		No Garage
	1-2 Living Rooms		2 Bathrooms
	Retirement Property		EPC Rating B
	Permit Parking Available		Council Tax Band C

Reasons to View

- Two Double Bedrooms with En-Suite Facilities – One with its own separate entrance, perfect for visiting guests or a live-in carer.
- Assisted Living Package Included – Starting from just one hour of housekeeping per week, with optional upgrades including daily meals, cleaning, laundry and all utility bills.
- First Floor in the Main Building – Directly connected to all village amenities – no need to venture outside in bad weather!
- Stylish, Accessible Living – Thoughtfully designed for comfort, independence and future care needs.
- Exceptional Facilities On-Site – Wellness centre with pool, gym, spa and salon, plus a restaurant, bar, shop and more.
- A Secure, Sociable Community – For over 65s, with activities and support on hand if and when you need it.

Description

Located on the first floor of the main Bishopstoke Park building, 52 Garnier Drive offers exceptionally convenient access to all the central village amenities — from the wellness centre and restaurant to the hair salon and village shop — all just steps from your front door.

This well-proportioned apartment features two generous double bedrooms, each with its own en-suite shower room. One of the bedrooms benefits from its own private entrance, making it an ideal arrangement for those who may require a live-in carer now or in the future. It’s a thoughtful design that allows you to plan ahead with confidence, knowing that your long-term needs can be met without ever needing to move again. The apartment offers a flexible layout. It would also suit a purchaser seeking a one bedroom flat with a kitchen/dining room and an additional separate dual aspect sitting room’.

The apartment is offered with Anchor’s Assisted Living Package, which starts from just £23.10 per week for one hour of housekeeping – who wouldn’t appreciate a little extra help with the cleaning? You can also choose to upgrade your package to include all utility bills, laundry, cleaning and even a daily cooked meal for £1,029.54 per month, allowing you to live comfortably and independently, with everything taken care of.

Residents also enjoy use of the impressive on-site facilities including the wellness centre with gym, spa, sauna, steam room and swimming pool, along with beautifully maintained gardens, a buzzing activities calendar, and pet-friendly surroundings.

Exclusively for those aged 65 and over, Bishopstoke Park offers a peaceful yet vibrant setting where you can enjoy your retirement with the support you need — now or later.

Please note that this property is currently let so we are using library photographs for marketing.

Key Facts

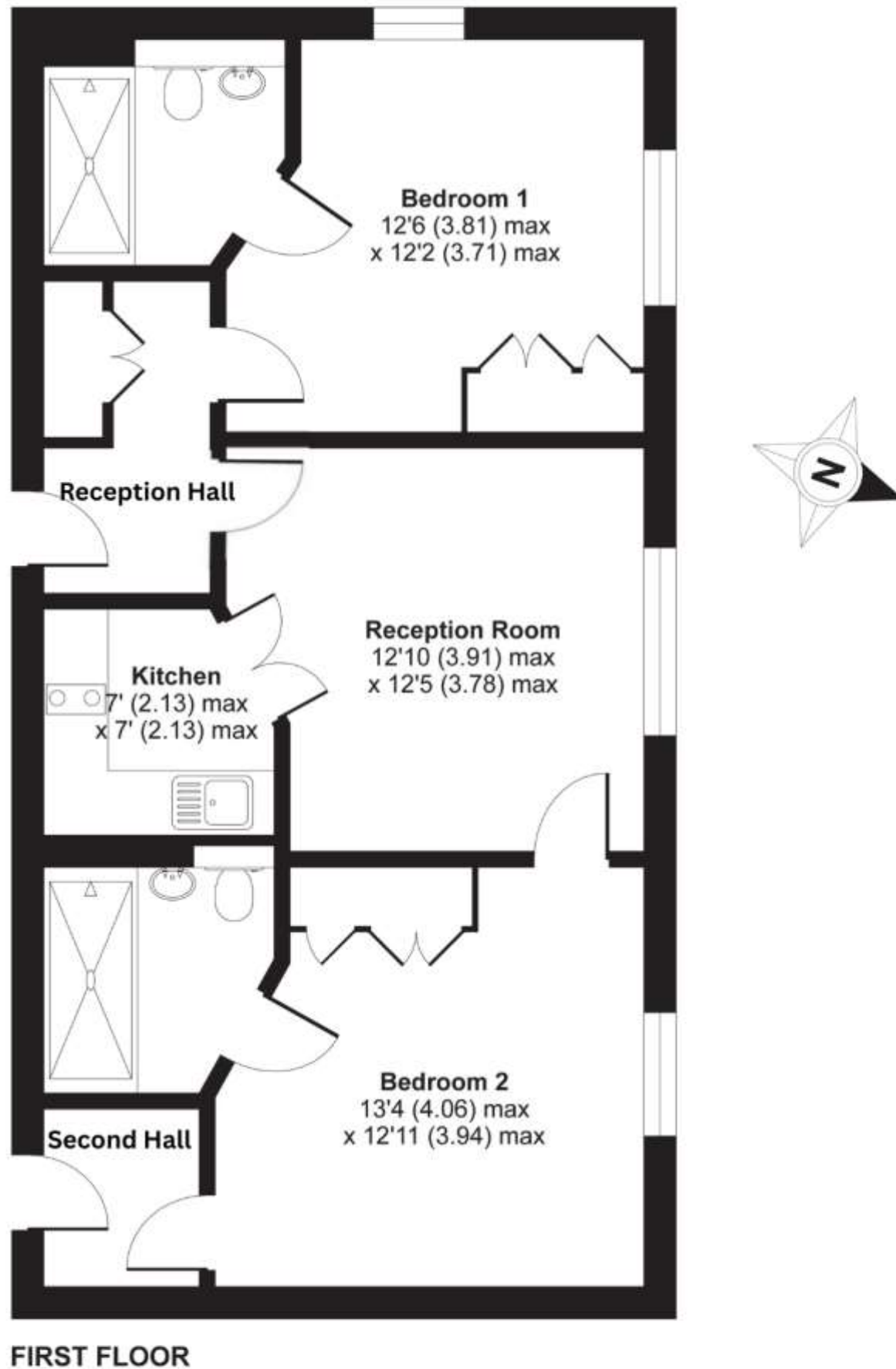
- Lease: 125 years from 1st Jan 2015 (approx. 115 years remaining).
- Service Charge: £690.44 pcm (£159.33 pw), to be reviewed annually and updated from 1st April each year.
- Ground Rent: £500 per year, to be reviewed every 25 years (next review is due in 2040).
- Sinking Fund: 4% on sale.
- Age Criteria: Sole occupiers or at least one partner in a couple must be 65 or over.
- Full Assisted Living package cost: £237.58 per week (1,029.54pcm) for one person.
- Retirement Living package cost: £23.10 per week (minimum requirement of one hour's cleaning per week).

Directions

<https://what3words.com/bulb.sports.hits>

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APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT 66.9 SQ METRES



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