



£275,000
Leasehold

22 Spence Close, Bishopstoke Park

Eastleigh, Hampshire SO50 6JB



Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating B
	Permit Parking		Council Tax Band

Reasons to View

- A second-floor apartment with lift access, ideal for independent living with all the reassurance of being in Bishopstoke Park.
- The west-facing balcony enjoys afternoon and evening sun, with a pleasant outlook over trees — and fields visible in winter.
- The dual aspect living room feels light and spacious, with double doors to the balcony and glazed doors opening onto the kitchen.
- The kitchen is smartly fitted with integrated appliances and even has its own window, keeping the space bright and practical.
- A generous double bedroom comes with a wall of built-in wardrobes and access to the Jack & Jill shower room, which also opens from the hall for guests.
- The shower room features a step-free walk-in shower and a high-level window for both light and ventilation.

Description

From the L-shaped entrance hall, you'll find two double storage cupboards, perfect for coats, shoes, and day-to-day essentials.

The bedroom is a comfortable double with built-in wardrobes, and the adjoining Jack & Jill shower room includes a step-free shower enclosure and fitted vanity unit. A high-level window fills the room with natural light and can be opened for ventilation.

The living room is a welcoming space, dual aspect with double doors leading out to the west-facing balcony, making the most of the evening sun. Glazed double doors connect through to the kitchen, which is well-fitted with integrated appliances and has a window to keep the space airy and bright.

Spence Close sits on the edge of the Bishopstoke Park retirement village, enjoying a quieter position while still being part of this vibrant community for the over 65s. Residents have access to first-class facilities including a swimming pool, spa, gym, restaurant, bar, library, and landscaped grounds. For those who want to join in, there's a wide programme of activities and events — and for those who like to travel, the apartment offers a secure, easy-to-manage base that can be locked up and left with confidence.

Offered with no forward chain, this is a wonderful opportunity for someone seeking independence with the option of community on the doorstep.

Key Facts:

This is a chain-free resale, letters of administration have been granted.

There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2017 (approx. 117 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £690.44 per month for the financial year 01/04/25– 31/03/26. Anchor selects utilities centrally for the benefit of all residents. Residents receive a monthly statement showing their metered consumption for water, heating and electricity and are payable by monthly direct debit. There is a deferred sinking fund contribution upon sale of 4% of the sale price.

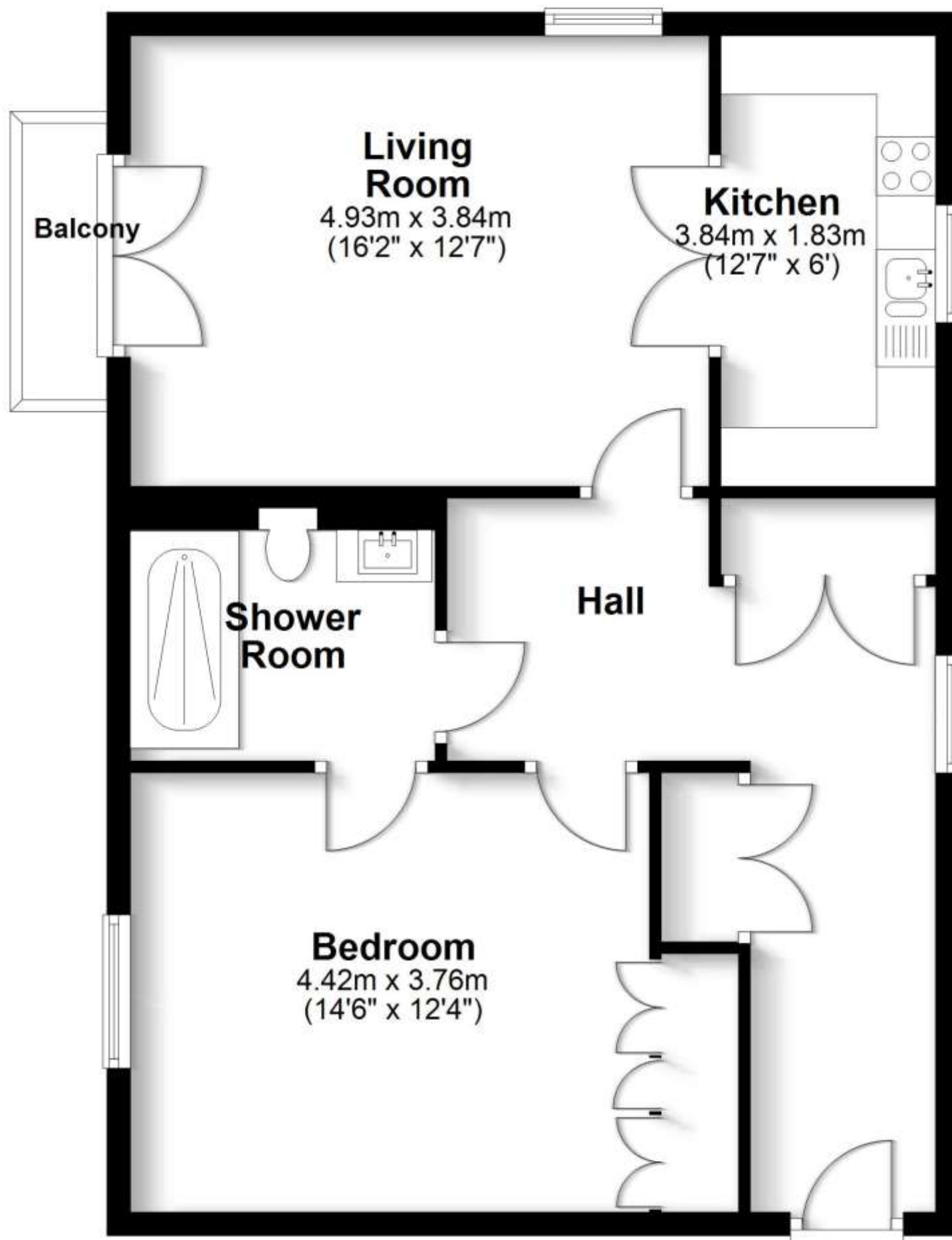
Bishopstoke Park is situated just 3 miles from Southampton Airport, and while this provides convenient access to travel, residents may occasionally notice some background aircraft noise. Parking permits are available.

Directions

<https://what3words.com/save.wonderfully.draw>

Floor Plan

Approx. 68.7 sq. metres (739.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.7 sq. feet)

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Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

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