£385,000

Leasehold

54 Garnier Drive, Bishopstoke Park

Eastleigh, SO50 6HE

Quick View

2 Bedrooms	No
1 Living Room	1 Bathroom
Retirement Property	EPC Rating B
Unallocated Residents' Parking	Council Tax Band C

Reasons to View

- Main building location for this first floor apartment giving you easy access to all the facilities on offer within the Village.
- Bright living/dining room with access to the West Facing balcony with views over the rear lawns.
- Stylish oak effect kitchen with integrated Neff appliances including washer/dryer, fridge/freezer, microwave, oven & induction hob.
- There is plenty of storage with Hammond fitted wardrobes as well as a capacious walk-in wardrobe in bedroom one.
- The second bedroom means that guests can stay over or you can have a lovely home office or hobbies room.
- Underfloor heating throughout the apartment with each room individually thermostat controlled will keep you toasty and warm.

Description

Enjoying a westerly facing position overlooking the rear lawns within the main building, this first floor two-bedroom apartment has lift access, meaning you can easily access all the facilities on offer, including Antlers Bar & Restaurant, the café and convenience shop, library and The Mount Wellness Centre & Pool.

The front door opens to a central entrance hallway, which contains the utility cupboard with shelves. The bright living/dining room has glazed double doors opening to a full-sized, west facing balcony. There is a feature fireplace, room for a dining table and double doors opening to the kitchen with a range of integrated Neff appliances, the oak effect units are topped with quartz worktops with an under mounted sink unit.

The main bedroom is dual aspect and has been upgraded with Hammond fitted furniture including wardrobes and drawer units, in addition there is a large walk-in wardrobe and access to the Jack & Jill shower room. The shower room can also be accessed from the hallway so guests don't need to go via your bedroom. The second bedroom, which is currently used as an office, but could equally be used as a hobbies room or guest bedroom if desired.

Key Facts

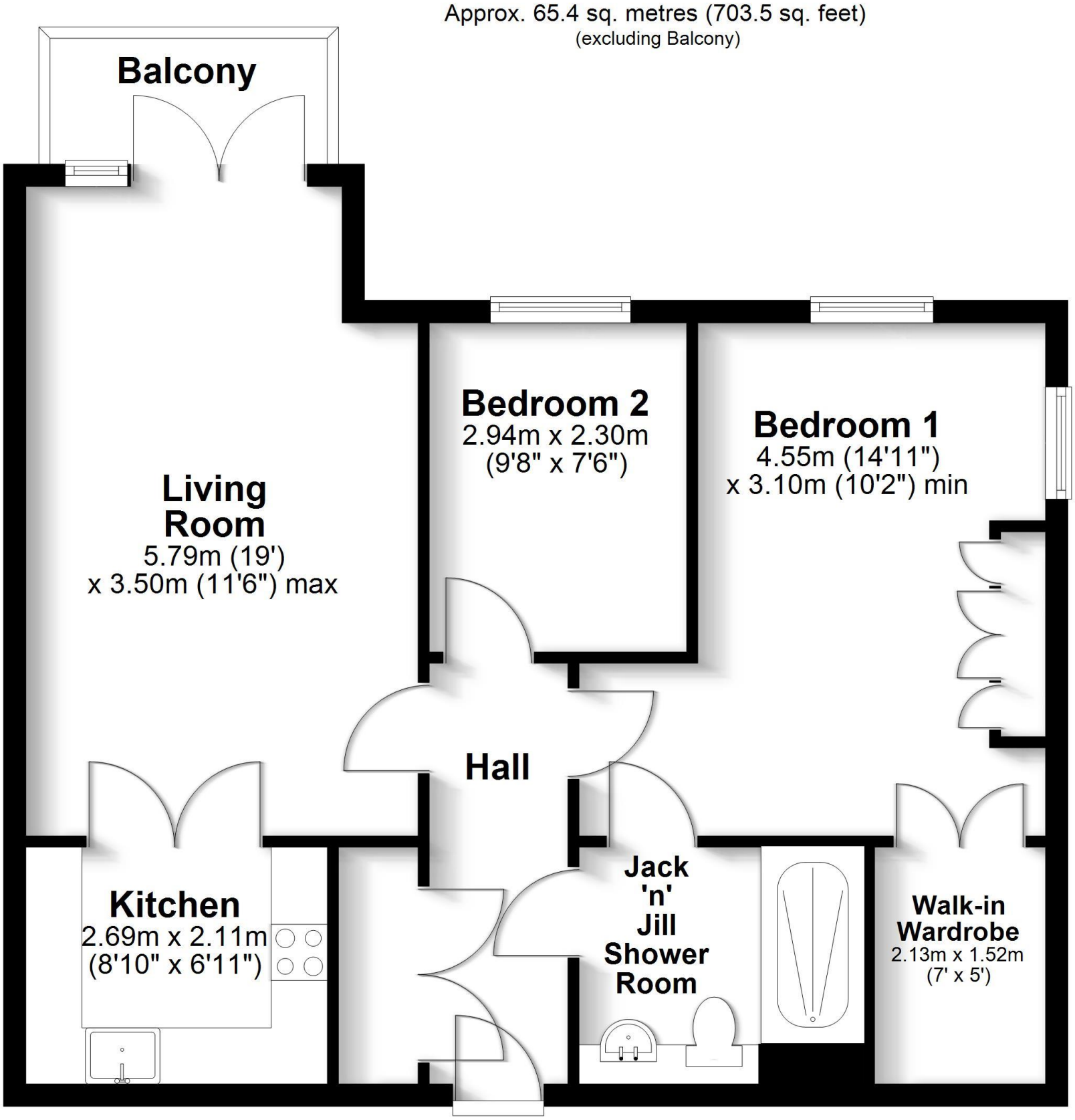
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2017 (approx. 117 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £749 per month for the financial year 01/04/26– 31/03/27. 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. Residents' parking is available.

Directions

https://what3words.com/tables.mugs.define

First Floor

Approx. 65.4 sq. metres (703.5 sq. feet)
(excluding Balcony)



Total area: approx. 65.4 sq. metres (703.5 sq. feet)

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