



Offers Over £495,000
Leasehold

3 Twynham Way, Birch Grove
Bishopstoke Park, Eastleigh, SO50 6HP



Quick View

	2 Bedrooms		N/A
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating C
	Unallocated Residents' Parking		Council Tax Band D

Reasons to View

- At approximately 115.3 sq m, this is a seriously spacious apartment – ideal if you are downsizing but are not quite ready to part with everything you have accumulated over the years.
- Storage certainly hasn't been forgotten here, with three cupboards off the impressive 8m+ hallway plus built-in wardrobes in both bedrooms.
- This is the only apartment on the landing, creating a wonderfully private and exclusive feel as soon as you step out of the lift.
- The balcony overlooks the private gardens to the rear, giving you a peaceful outdoor space to sit and enjoy the surroundings.
- Two generous bedrooms and two proper bathrooms make the layout really practical, with an en-suite shower room to the main bedroom and a separate bathroom for guests.
- Freshly redecorated and ready to move straight into, so you can concentrate on settling in rather than reaching for the paintbrush.

Description

Set just to the left as you enter the driveway into Bishopstoke Park, 3 Twynham Way enjoys a rather special position within the village. Away from the main building, yet still just a short walk from all the facilities, it offers a lovely sense of independence while keeping everything close at hand. Situated on the first floor and accessed by both lift and stairs, this is the only apartment on the landing, giving it a particularly private and exclusive feel.

Step inside and the generous proportions are immediately apparent. The hallway stretches for more than eight metres and has three useful storage cupboards, so there is no shortage of space for coats, shoes, vacuum cleaners and all those things you still need somewhere to put. Extending to approximately 115.3 sq m overall, this is a substantial two bedroom apartment and could be ideal for anyone downsizing from a larger home who is not quite ready to part with all their furniture and belongings.

The living room is a wonderfully spacious place to relax and entertain, with double doors opening through to the kitchen. Here you will find a comprehensive range of fully integrated appliances including a dishwasher, fridge/freezer, washer/dryer, oven, microwave and induction hob. A further set of double doors open from the living room onto the balcony, which overlooks the private gardens to the rear and provides a peaceful spot to sit out and enjoy the surroundings.

Both bedrooms are generous doubles and each has built-in wardrobes, helping to keep the rooms uncluttered. The main bedroom also benefits from its own en-suite shower room, while a separate bathroom serves the second bedroom and guests.

The apartment has just been redecorated, so there is no list of jobs waiting for the new owner — you can simply move in, unpack and start enjoying it. For anyone concerned that downsizing means compromising on room, storage or privacy, 3 Twynham Way offers a very convincing alternative.

Lease Information

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 2015 (approx. 114 years remaining) The annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £749.37 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 aircraft noise. Unallocated residents parking for one car is available.

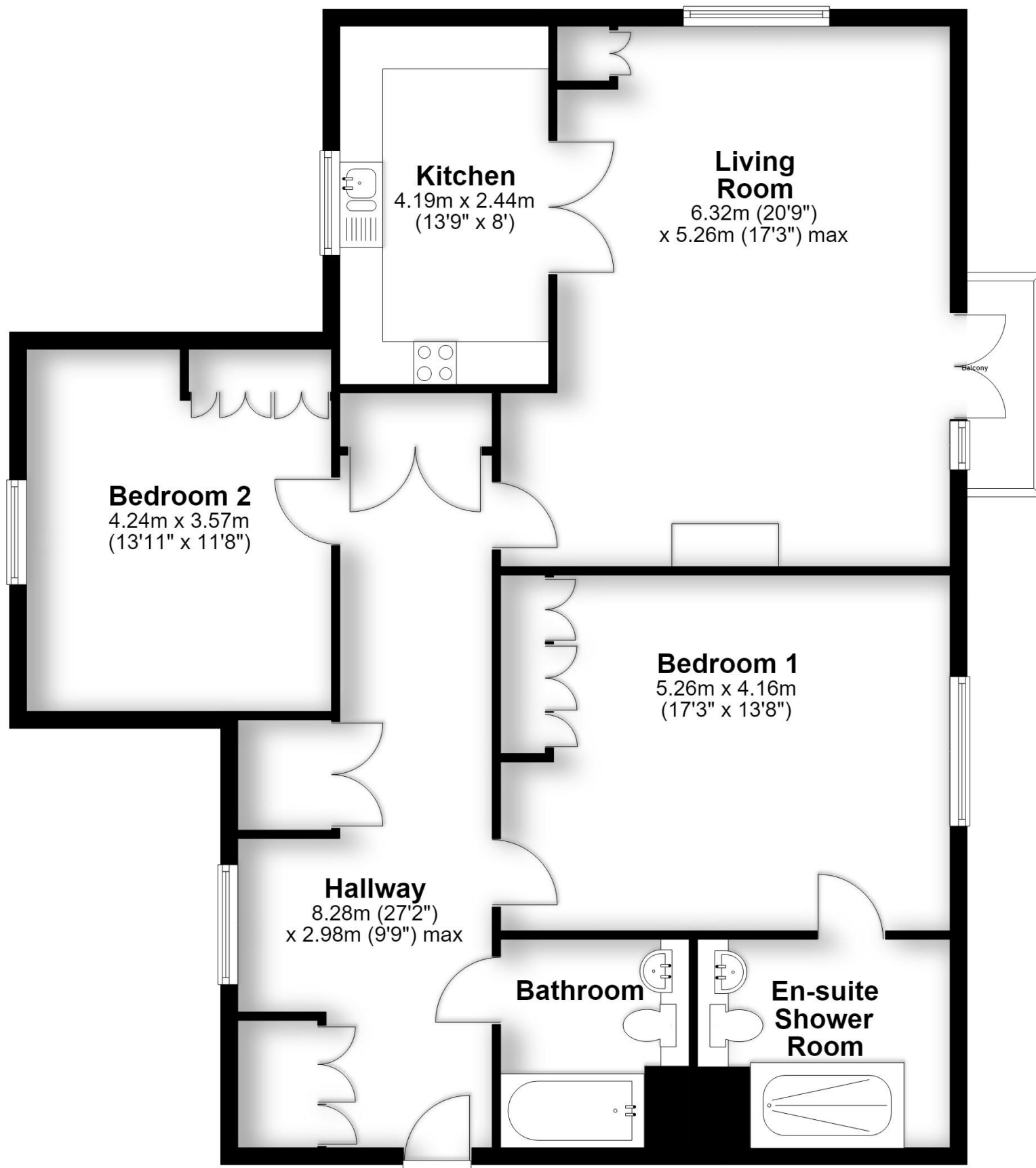
Directions

<https://what3words.com/poker.served.belts>

3 Twynham Way, Bishopstoke Park Retirement Village

Floor Plan

Approx. 115.3 sq. metres (1241.4 sq. feet)
(excluding Balcony)



Total area: approx. 115.3 sq. metres (1241.4 sq. feet)

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