

# Garnier Drive

Bishopstoke Park, Eastleigh



This beautifully presented, one-bedroom apartment enjoys easy access to all the central Village facilities. It features two large balconies leading from the living/dining room and bedroom. There's also an entrance hall, stylish kitchen with integrated appliances plus a luxury ensuite shower room. Recently redecorated, it has new carpets throughout.

NB. This apartment comes either with Anchor's Assisted Living or Retirement Living package. Please see our separate leaflet for full details of each package and the associated costs.

**One Reception / Kitchen / One Bedroom / Ensuite Shower / Two Balconies**

## £255,000



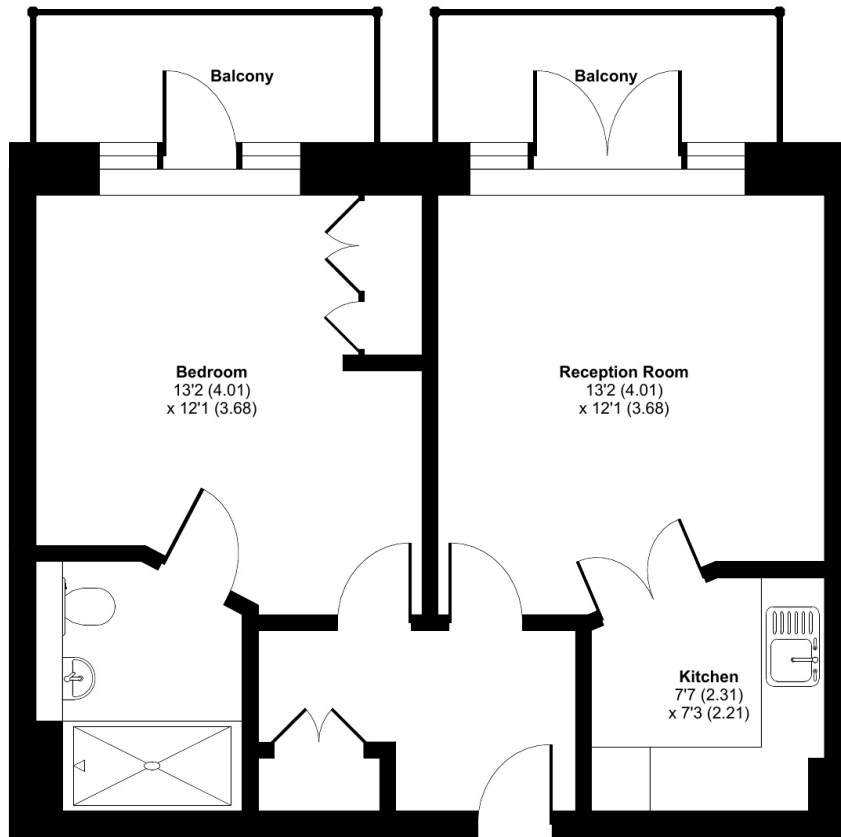
[www.anchorresales.org.uk](http://www.anchorresales.org.uk) / 0808 296 8453

# Garnier Drive

"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



Approximate Area = 480 sq ft / 44.6 sq  
For identification only - Not to scale

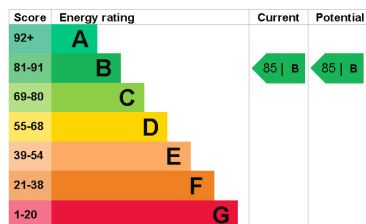


FIRST FLOOR

## Key Facts

- Lease: **125 years from 1<sup>st</sup> Jan 2015**  
(approx. 117 years remaining)
- Service Charge: **£631.34 pcm (£145.30pw)**  
(reviewed annually, updated from 1st April)
- Ground Rent: **£500 per year**  
(to be reviewed every 25 years, next review is due in 2040)
- Council Tax band: **B**
- Sinking Fund: **4% on sale**
- Age Criteria: **Sole occupiers, or at least one partner in a couple, must be aged 65 or over**

Energy rating:



## Bishopstoke Park

At Bishopstoke Park, the best of luxury retirement living is combined with an independent lifestyle designed around you, creating a unique experience. The village enjoys a vibrant community in an idyllic woodland setting, surrounded by nature. Situated within the heart of the village, the state-of-the-art facilities include The Mount Wellness Centre with Swimming Pool, Hot Tub, Sauna, Steam Room and Gymnasium, a Library, Hair and Beauty Salon, Antlers award winning Bar and Restaurant with its fabulous views and regularly changing seasonal menu, plus Cotton's Deli and Café.

We assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Virtually furnished images may be used for marketing purposes. We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Assisted Living

Anchor Assisted Living is a lifestyle alternative for independently minded older people by providing the privacy of their own self-contained apartment, whilst having a wide range of hotel type services as well as being able to call upon our on-site Homecare Team.

### **Assisted Living Package**

£216.92 per week (£940.00pcm) for one person (as from 1<sup>st</sup> April 2023)

This includes the following:

- Utilities – Water/Heating/Electricity
- One meal/day (a two course meal of either lunch or dinner) in apartment or restaurant.
- One hour weekly cleaning of the apartment
- Annual deep clean of the apartment
- Laundry – two bags per week (except dry cleaning)

### **Retirement Living Package**

This includes a one hour clean per week which is £20.00 per week.

### **Homecare Services**

For a full list of services please refer to our 'Anchor Homecare Leaflet' which confirms current prices. Please note the minimum time for personal care is 15 minutes.