

# Garnier Drive

Bishopstoke Park, Eastleigh



This wonderfully spacious ground floor one bedroom corner apartment with private patio is located close to all facilities at Bishopstoke Park, offering fine views of The Mount. The living/dining room has a feature fireplace, patio access and a stylish modern kitchen, whilst the double bedroom has built-in wardrobes and a luxury tiled ensuite shower room.

One Reception / Kitchen / One Bedroom / Ensuite Shower / Hallway / Patio

## £335,000



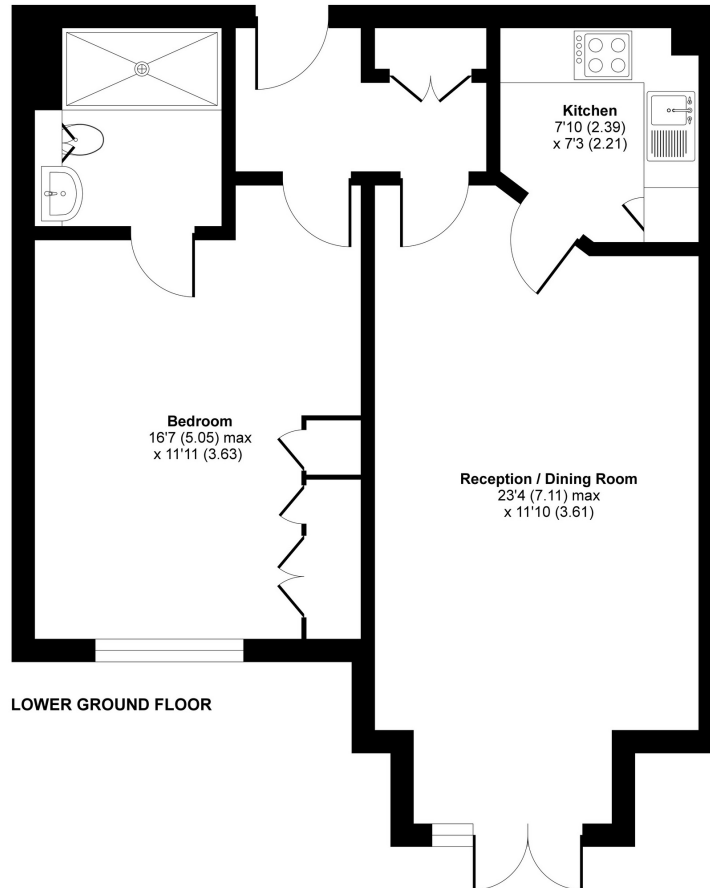
[www.anchorresales.org.uk](http://www.anchorresales.org.uk) / 0808 296 8453

# 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 = 606 sq ft / 56 sq m  
For identification only - Not to scale



## Key Facts

Lease:	<b>125 years from 1<sup>st</sup> Jan 2015</b> (approx. 117 years remaining)
Service Charge:	<b>£631.34 pcm (£145.30pw)</b> (reviewed annually, updated from 1st April)
Ground Rent:	<b>£500 per year</b> (to be reviewed every 25 years, next review is due in 2042)
Council Tax band:	<b>B</b>
Sinking Fund:	<b>4% on sale</b>
Age Criteria:	<b>Sole occupiers, or at least one partner in a couple, must be aged 65 or over</b>
Energy rating:	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.