

# Garnier Drive

Bishopstoke Park, Eastleigh



Offered with Anchor's flexible Assisted Living package, this south-facing apartment's balcony overlooks the lawn and restaurant terrace. The hall leads to a living/dining room with doors to a stylish kitchen, plus there's two bedrooms, both with ensuite showers. The property has two separate entrances, making it ideal for someone with a live-in carer.

**One Reception / Two Bedrooms / Kitchen / Two Ensuities / Hall / Balcony / Porch**

## £355,000

rightmove 

 The Property Ombudsman

ZOOPLA

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

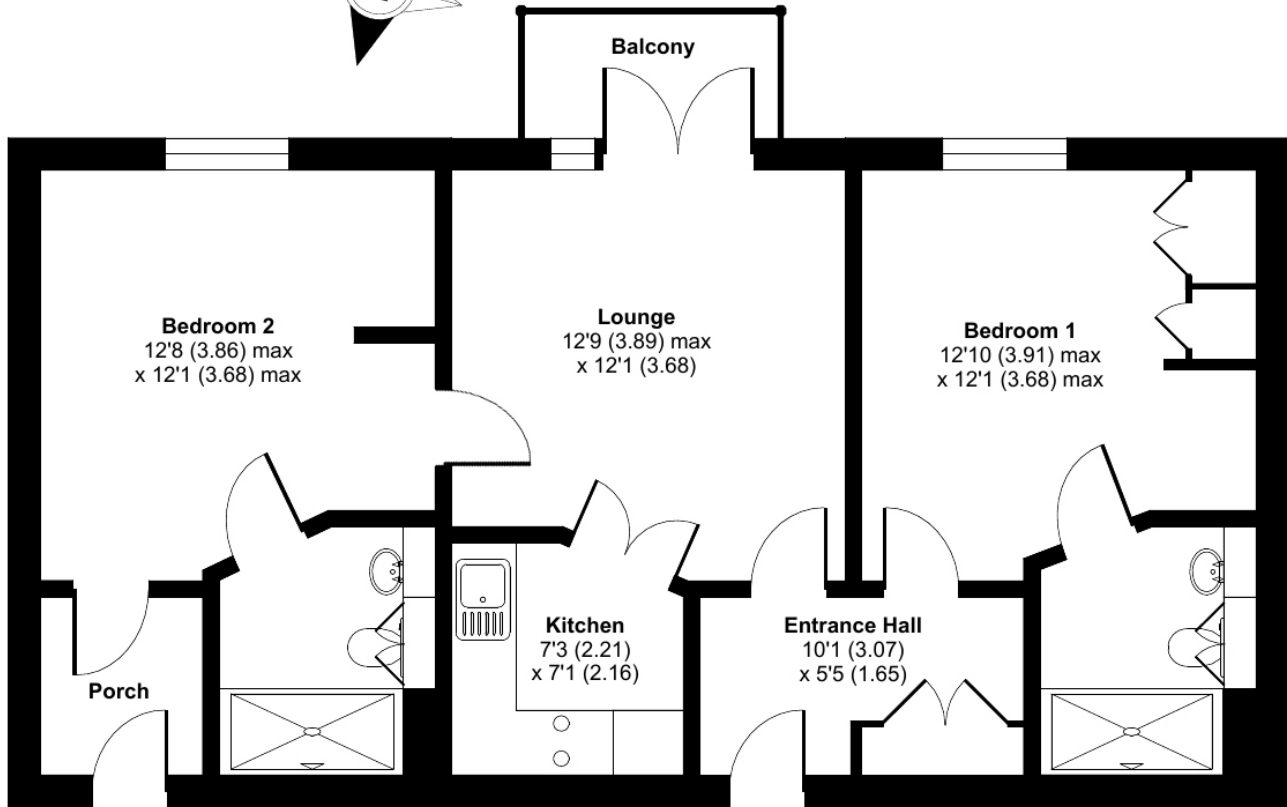
# Garnier Drive

"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 = 697 sq ft / 64.7 sq m

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 2042)
- Council Tax band: **C**
- 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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   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, Antler's award winning Bar and Restaurant with its fabulous views and regularly changing seasonal menu, plus Cotton's Deli and Café.

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