



1 Garnier Drive, Eastleigh, Hampshire, SO50 6HE

Winkworth





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## Retirement Apartment with a Wide Range of On-Site Facilities

Situated in the heart of Bishopstoke Park, this two double bedroom retirement living apartment with unique double entry is within easy walking distance from the main reception. Being situated on the first floor of the main building it is within close proximity to all the central facilities that the Village offers. This apartment benefits from having the option to obtain an Assisted Living Package should home care ever be required. Also of note, this is one of only a limited number of apartments to have separate external access to the second bedroom, making it ideal if a live-in carer is required at any point.

Lift access is available to the first floor and entrance to the property is through a solid wooden door with peep hole and doorbell. On entering the apartment you are welcomed by a spacious hallway, with access to a storage cupboard, doors leading the lounge and bedrooms.

The kitchen has double glazed doors and built in appliances including fridge/freezer, induction hob with extractor fan, oven, microwave, and washer/drier. Walking from the lounge, there is a door to the second bedroom which has built in wardrobes. There is a door to the en-suite shower room. The master bedroom with en-suite shower room is spacious and has dual aspect windows to front and side elevation, built in wardrobes.

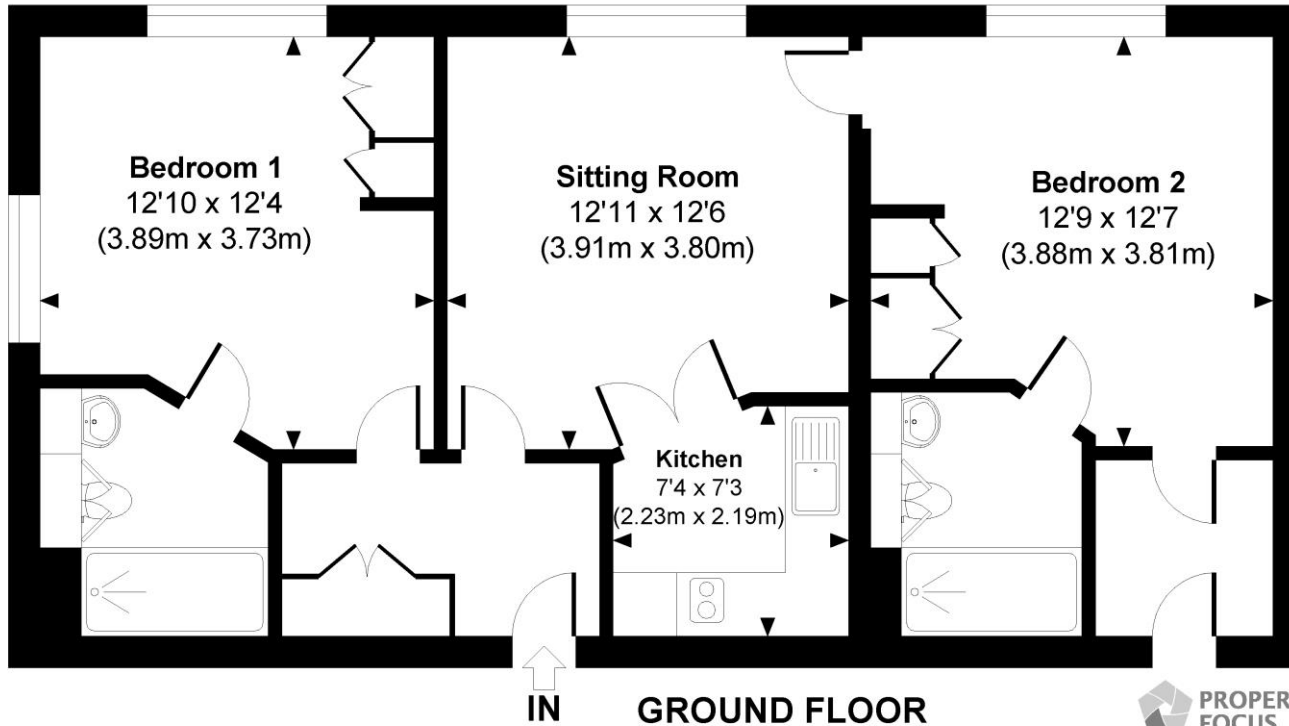
At the heart of Bishopstoke Park retirement village is the 19th-century Mount building providing a unique focal point for village life. A state-of-the-art wellness centre and spa offers swimming pool, Whirlpool bath, steam room, sauna, and fully equipped gymnasium. Other facilities include Cotton's deli and the AA awarded Redwood Bistro.





## Garnier Drive

Approximate Gross Internal Area  
Total = 714 Sq Ft / 66.34 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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### Directions

From our offices in Southgate Street head south towards St Cross for 1.7 miles. At the roundabout take the first exit onto Hockley Link/A3090. At the next roundabout take the first exit and stay on Hockley Link/A3090, then turn right onto B3335 towards Twyford. Continue straight onto High Street/B3335 for 1 mile then turn right onto Highbridge Road/B3335. Continue for 1.2 miles then turn left onto Brambridge, then right onto Bishopstoke Lane. After 0.7 miles continue onto Church Road for 0.6 then turn right onto Garnier Drive. Bishopstoke Park will be on your left.

### Location

Set in the historic parish of Bishopstoke, near Southampton, Bishopstoke Park Retirement Village enjoys an idyllic woodland setting, surrounded by nature but only a matter of minutes from bustling local shops, cafés and amenities.

**Tenure:** Leasehold. Lease expires 06/11/2140.

Service Charge £7,576 per annum.

Ground Rent £500 per annum.

### Services

Mains gas, electricity, water and drainage

### Winchester

Council tax band: C

EPC rating: B

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

### Winkworth Winchester

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