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# Ashcombe House, Meridian Way, Southampton

Asking Price £195,000



Ashcombe House offers a superb opportunity to embrace modern riverside living along the scenic banks of the River Itchen. This thoughtfully planned community blends contemporary design with natural beauty, creating an exceptional lifestyle in a prime location.

Upon entering, you're welcomed by a light-filled and inviting atmosphere, enhanced by the abundance of natural light throughout. At the heart of the home lies a chic open plan living space, featuring a sleek, high gloss kitchen complete with a wood effect laminate worktop and integrated appliances. This stylish and practical area flows effortlessly into the lounge, which benefits from a double-glazed window and a Juliet-style balcony.

The apartment comprises two generously sized double bedrooms, each tastefully decorated in neutral tones to maximise light and promote a sense of calm. The master bedroom includes a contemporary en-suite shower room, while the second bedroom is served by a beautifully finished main bathroom, ideal for guests.

Additional features include gas central heating, a spacious storage cupboard in the entrance hall, and an allocated parking space right outside the main building entrance, for added convenience. Residents also enjoy access to a well-maintained communal garden, offering a peaceful outdoor space to enjoy.

**Tenure: Leasehold**

Leasehold Years remaining on lease: 117 years

Service Charge Amount: £2,000 per annum

Communal Area Charges: £0

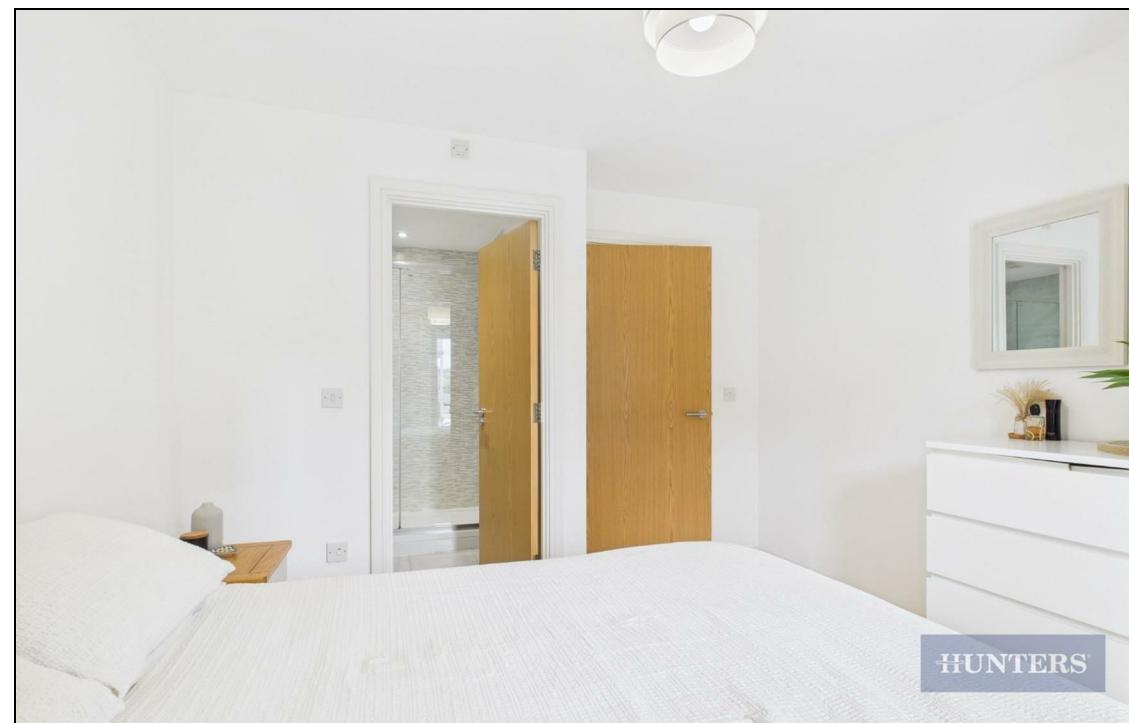
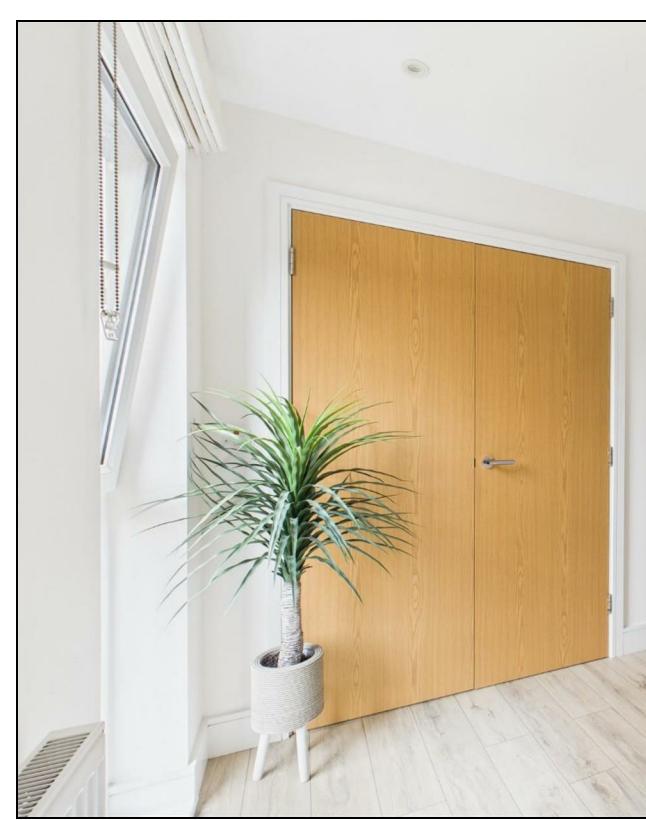
Ground Rent: £250 Per Annum – Next Ground Rent Increase will be on 01/01/2027 to amount TBC (based on retail price index)

Council Tax Band: Southampton City Council Band B

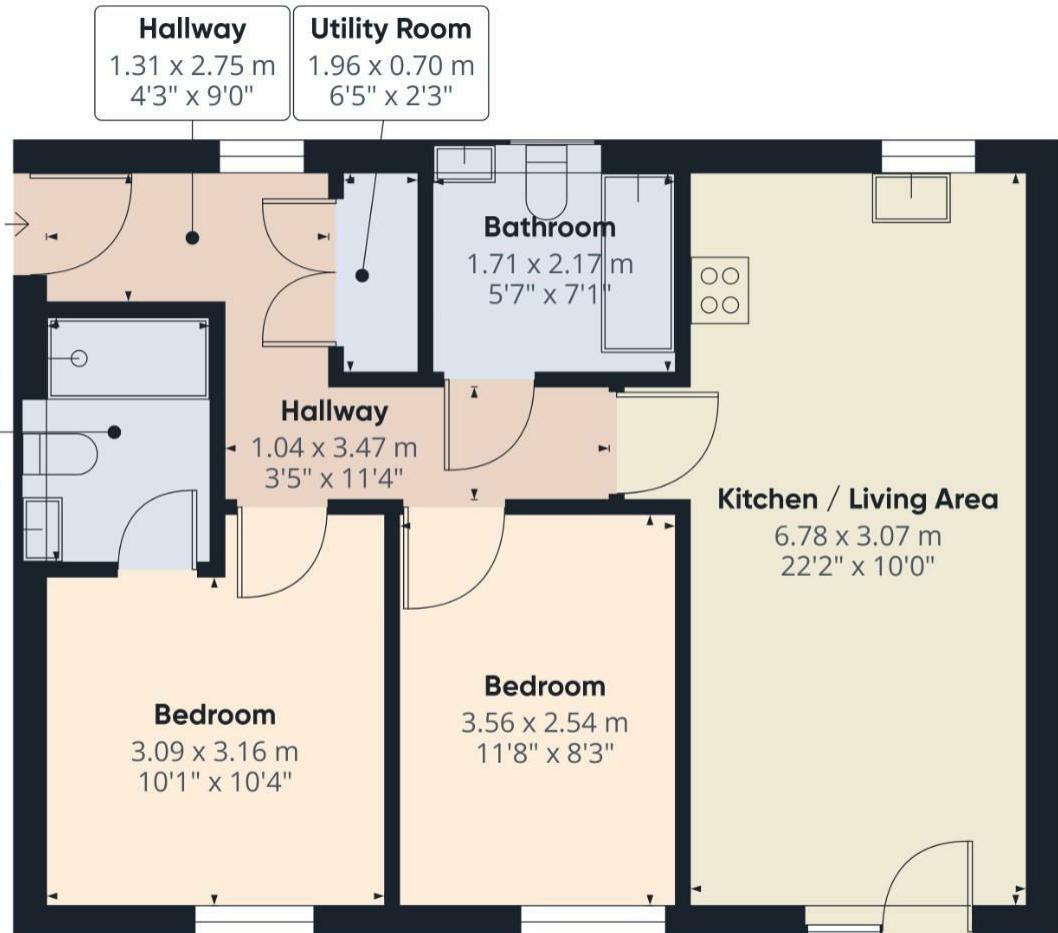
## KEY FEATURES

- Two double bedrooms
- Juliet balcony
- Allocated parking right outside the property, in a well lit area
- Gas central heating
- Master with en-suite
- Visitor parking just across the property and within sight
- Ample storage
- Double glazed
- Communal garden
- Modern throughout









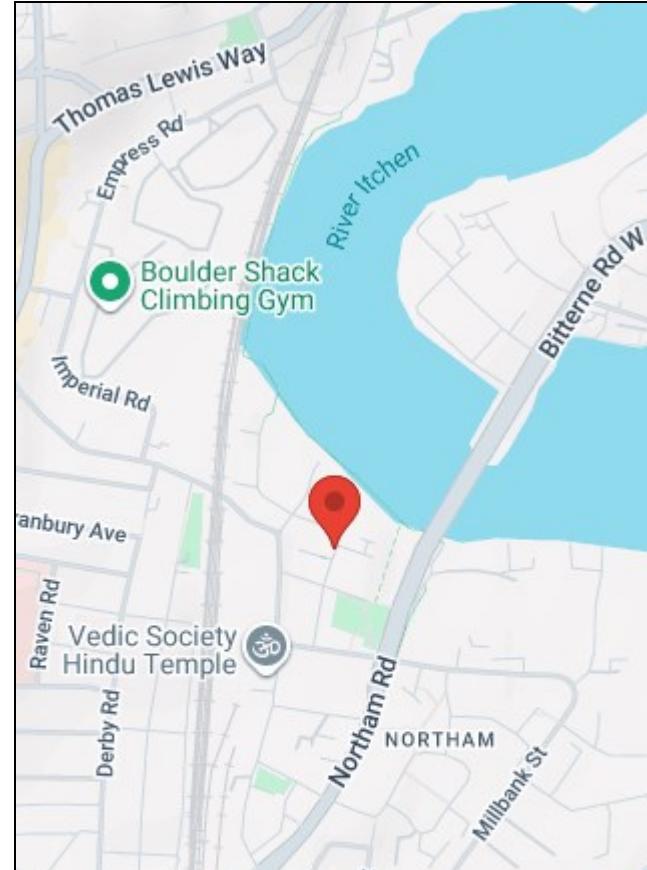
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Approximate total area<sup>(1)</sup>  
58.1 m<sup>2</sup>  
626 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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