



Connells

Ashcombe House Meridian Way
Southampton



Property Description

Connells are bringing to the market this well-maintained two-bedroom second floor apartment, situated in the highly desirable Meridian Estate - a unique waterfront development perfectly positioned on the banks of the River Itchen. Ideally located in the heart of Southampton's vibrant city centre, this property offers convenient access to a wealth of local amenities, making it an excellent choice for First Time Buyers or Investors alike.

The property features a spacious entrance hallway complete with a large built-in storage cupboard, ideal for keeping your home organised and clutter-free. The open-plan living space flows effortlessly into a modern kitchen, which is fitted with sleek, neutral cabinetry and integrated appliances-maintaining a clean, contemporary look throughout. There is also ample space for a dining area, making it perfect for entertaining or relaxing. The master bedroom is generously sized and benefits from a contemporary en-suite shower room, featuring a large enclosed shower, WC, wash-hand basin, heated towel rail, and a wide mirror with a built-in shelf - ideal for getting ready. The second bedroom is also well-sized and is served by the family bathroom, which includes a bath with overhead shower, toilet, wash-hand basin, and heated towel rail. Further benefits include gas central heating, double glazing, allocated parking, and an enviable location close to transport links, shops, restaurants, and picturesque waterside walks.

Hallway

Has Storage

Living Room/Kitchen

22' 2" MAX x 11' 4" MAX (6.76m MAX x 3.45m MAX)

Open-Plan with Dining Space Also

Bedroom 1

11' 8" MAX x 9' 9" MAX (3.56m MAX x 2.97m MAX)

Has Shower Room Ensuite

Ensuite Shower Room

5' 7" x 7' 1" (1.70m x 2.16m)

Contemporary Ensuite Shower Room, Featuring a Large Enclosed Shower, WC, Wash-Hand Basin, Heated Towel Rail, and a Wide Mirror with a Built-In Shelf - Ideal for Getting Ready.

Bedroom 2

9' 9" x 8' 3" (2.97m x 2.51m)

Bathroom

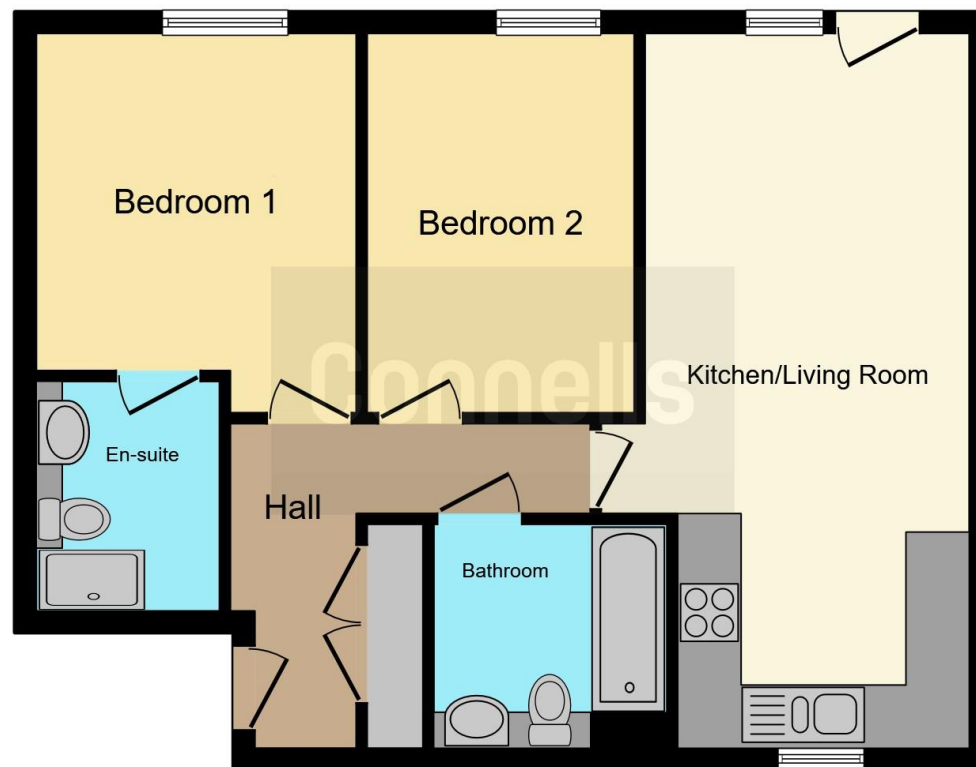
7' 2" x 6' 9" (2.18m x 2.06m)

Family Bathroom, Which Includes a Bath with Overhead Shower, Toilet, Wash-Hand Basin, and Heated Towel Rail.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311219

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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