



**Rowe
& Co.**

Flat 22, Ashdown House, 190 Hiltingbury Road

Eastleigh

£250,000



Flat 22

Ashdown House, Eastleigh

Offered with no onward chain, this superb top-floor apartment boasts enviable views from its private balcony and has recently undergone redecoration throughout. The well-presented accommodation comprises an entrance hall, two generously sized double bedrooms, a bright and spacious lounge/dining room, a modern kitchen, and a family bathroom. Additionally, there is a useful dressing room, formerly an en-suite, offering flexibility for a variety of uses. The building is ideally located and benefits from lift access and allocated parking.

The property occupies a secluded and prime position within the highly desirable Hampshire town of Chandler's Ford, a thriving and well-connected community offering a selection of shops, restaurants and traditional public houses. Communications are excellent, with convenient access to the M3 and M27 motorways. Mainline rail services are readily available, with London Waterloo approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway, making the location particularly attractive for commuters.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- Balcony
- Recently Renovated
- Dressing Room / En-Suite
- No Forward Chain



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INSIDE

The property opens into a spacious, carpeted entrance hall, with doors leading to all rooms and access to two convenient storage cupboards.

To one side are two well-proportioned double bedrooms. The master bedroom benefits from a walk-in wardrobe/dressing room, which was formerly an en-suite and could easily be converted back if desired. The second bedroom is served by a modern shower room.

The generous lounge features French doors opening onto a private balcony, creating a bright and airy living space. An opening from the lounge leads through to a modern fitted kitchen, which is equipped with a range of wall and base units, along with cupboards and drawers beneath.

OUTSIDE / LEASE

The block benefits from a communal bin store and there is one allocated parking space with additional visitor parking.

Lease - 129 Years Remaining.

Ground Rent - £240 Per Annum.

Service Charge - £2,177 Per Annum



GROUND FLOOR

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