



Flat 2, Acacia Lodge Providence Hill, Bursledon
£147,500





Flat 2 Acacia Lodge Providence Hill, Southampton

Description

ATTENTION ALL INVESTORS...Nested is thrilled to present this modern and spacious ground-floor, two-bedroom apartment in a sought-after location off Providence Hill in Bursledon, Southampton. With a tenant already in place, this is a hassle-free **INVESTMENT PROPERTY** offering immediate rental income. The apartment boasts a stylish open-plan kitchen, dining, and living area, perfect for modern living. The kitchen is well-equipped with roll-top work surfaces, a built-in oven, an electric hob with an extractor hood, a stainless steel sink with a drainer, and a convenient breakfast bar. There is also space for built-in appliances, ensuring both functionality and style.

Both bedrooms are generously sized doubles, providing comfortable and versatile living spaces. The fully tiled bathroom is fitted with a WC, hand basin, and a bath with a shower overhead.

Double doors open out onto the communal gardens, creating a bright and airy feel, while allocated parking adds convenience and security.



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This is an incredible opportunity for landlords looking for a ready-made investment in a prime location. With a tenant already in situ, you can start earning rental income from day one. Early viewing is highly recommended—don't miss out on this fantastic investment! Contact us today to arrange a viewing.

Anti-Money Laundering (AML) Compliance

In accordance with UK Anti-Money Laundering regulations, all successful buyers must complete identity and source-of-funds checks. A fee of £60 including VAT per purchase will apply.

To meet these requirements, your details will be shared with a third-party AML provider, who will contact you directly to carry out the verification process. This is a legal obligation for estate agents and helps protect everyone involved in the transaction.



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Key Features

- Ground Floor Two-Bedroom Apartment
- Open-Plan Kitchen, Dining and Living Area
- Family Bathroom
- Entrance Hall with Storage Cupboard
- Double Doors Leading to Communal Gardens
- Allocated Off-Street Parking
- No Onward Chain
- Tenant in Situ – Ideal Investment Opportunity
- Early Viewing Highly Recommended



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Property Information

Tenure

Leasehold

Ground Rent

£300 per annum

Annual Service Charge

£1,100 per annum

Council Tax

Band A

Parking

Allocated Off-Street Parking

Garden

Private Garden with Access to Communal Grounds

Rights & Restrictions

Private Rights of Way – No

Public Rights of Way – No

Listed Property – No

Restrictions – No

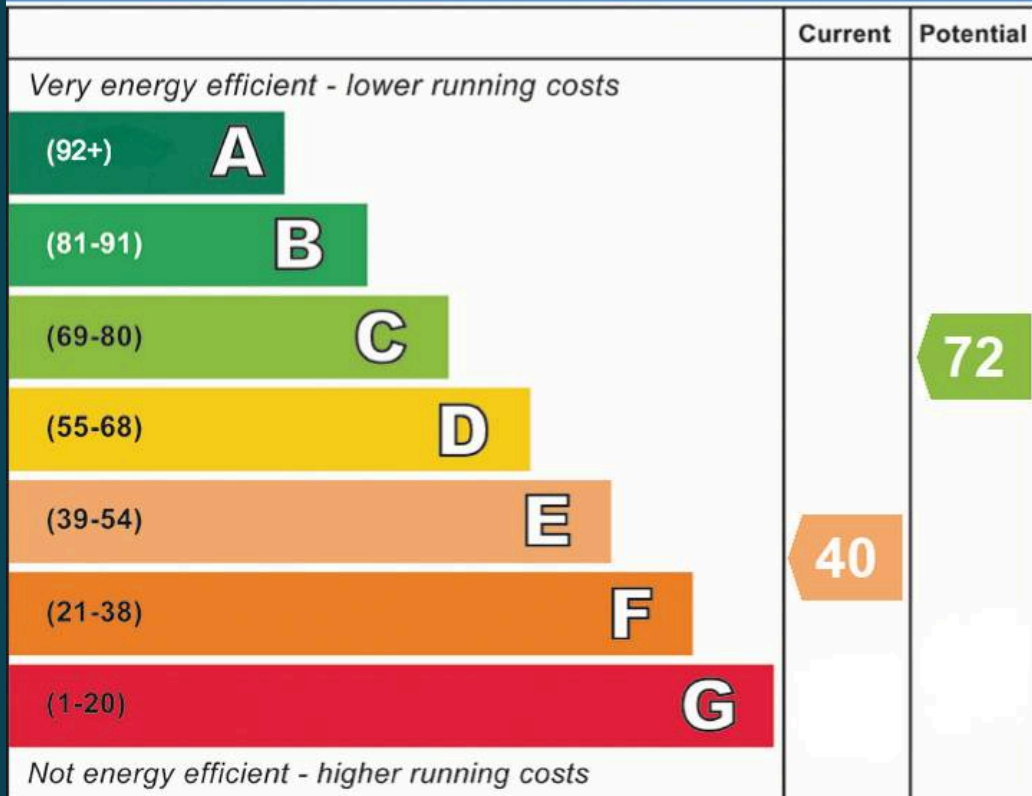
Flood Risk

Property has not flooded in the last 5 years

No flood defences in place



Energy Efficiency Rating

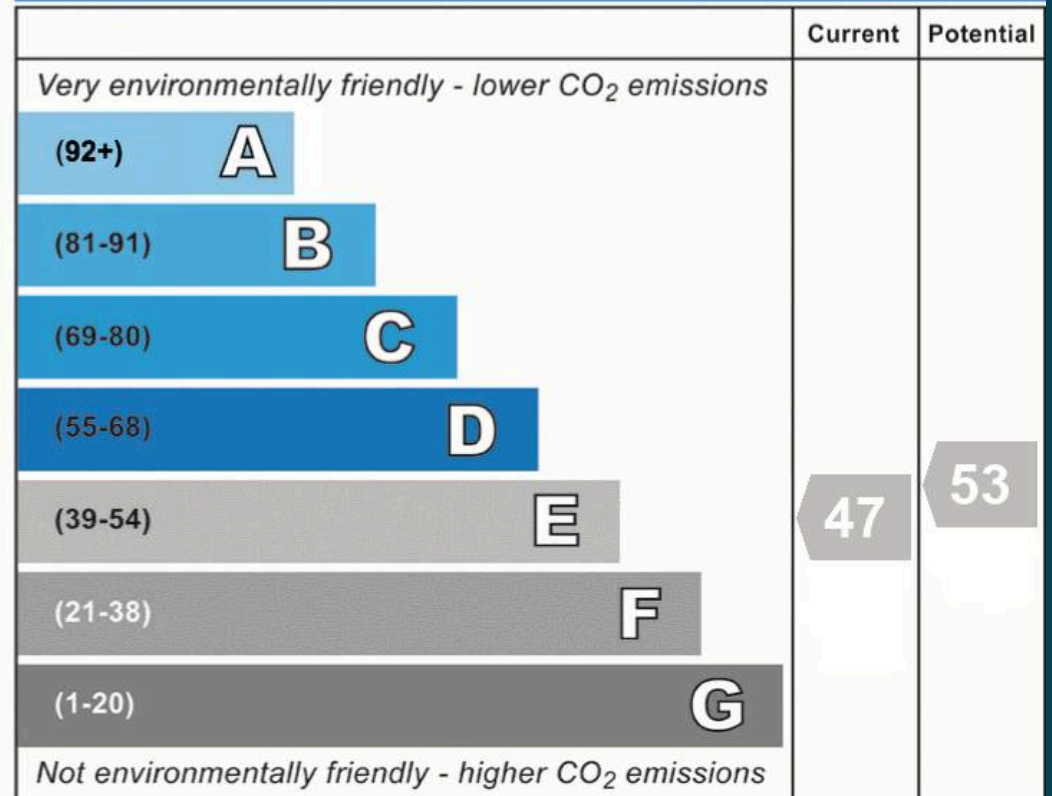


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

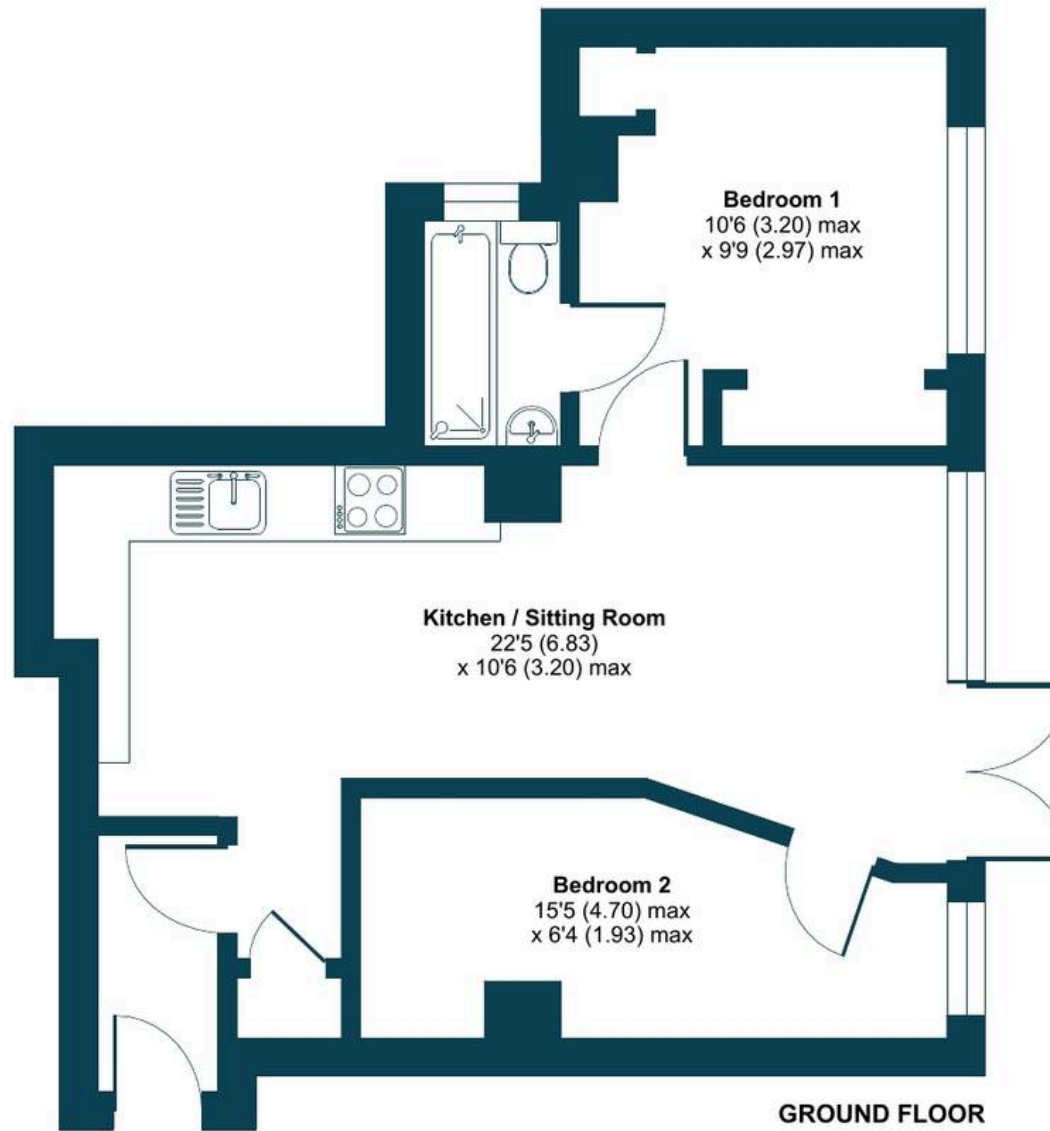
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Providence Hill, Bursledon, Southampton, SO31

Approximate Area = 479 sq ft / 44.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nested. REF: 1262192





Nested Southampton

Fora, 9 Dallington Street, London - EC1V 0LN

023 8232 0961 • chris.schutrups@nested.com • nested.com/southampton

