



Oak House, Harvest Crescent, Fleet

£212,500

Oak House, Harvest Crescent,

- To be sold with Tenant in Situ
- 119 year lease
- Fantastic Sized Living Room
- Luxury Kitchen With Appliances
- Two Spacious Double Bedrooms
- Large Luxury Bathroom Suite
- Two Allocated Parking Spaces
- Gas Central Heating
- No onward chain
- Lift Access In Communal Areas

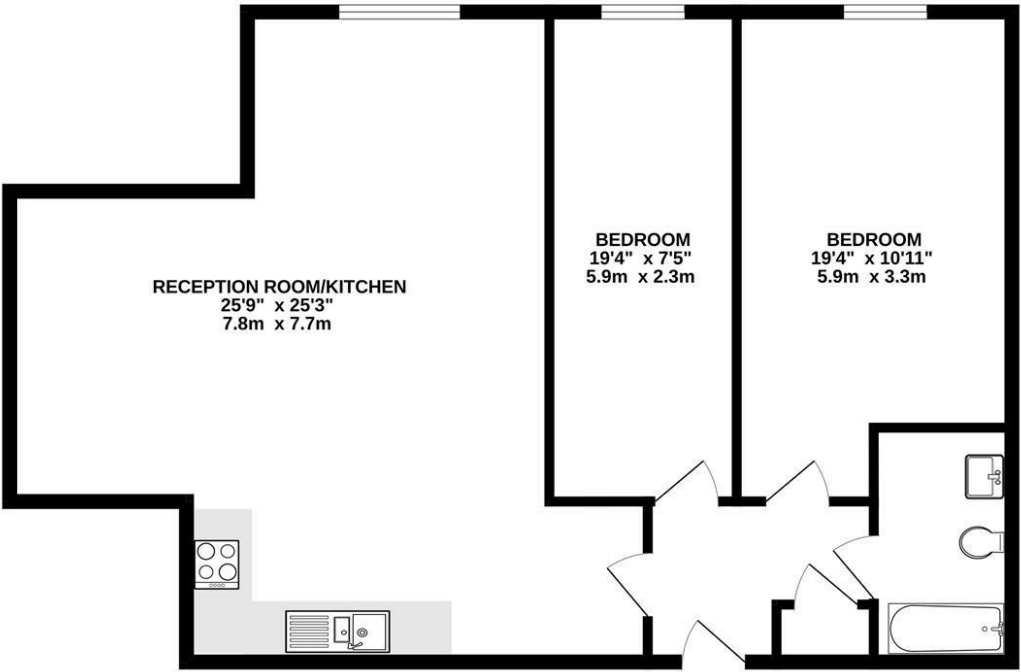
High-Yield Investment in Fleet – Tenanted Apartment

Oak House offers a spacious two- bedroom apartment with a 25'9 x 25' open-plan living area, currently let at £1,300 per month. Sold as a going concern with a gross yield of over 7%, this is an ideal low-maintenance opportunity for both new and experienced landlords.

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

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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