



**Oak House, Harvest Crescent, Fleet**

**£212,500**

**MARTIN & CO**

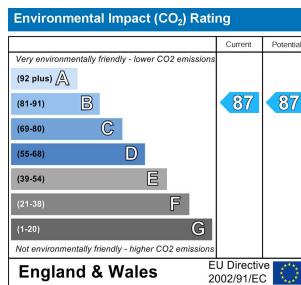
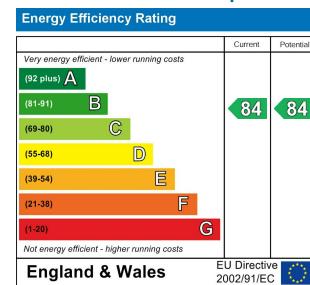
# Oak House, Harvest Crescent,

- 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

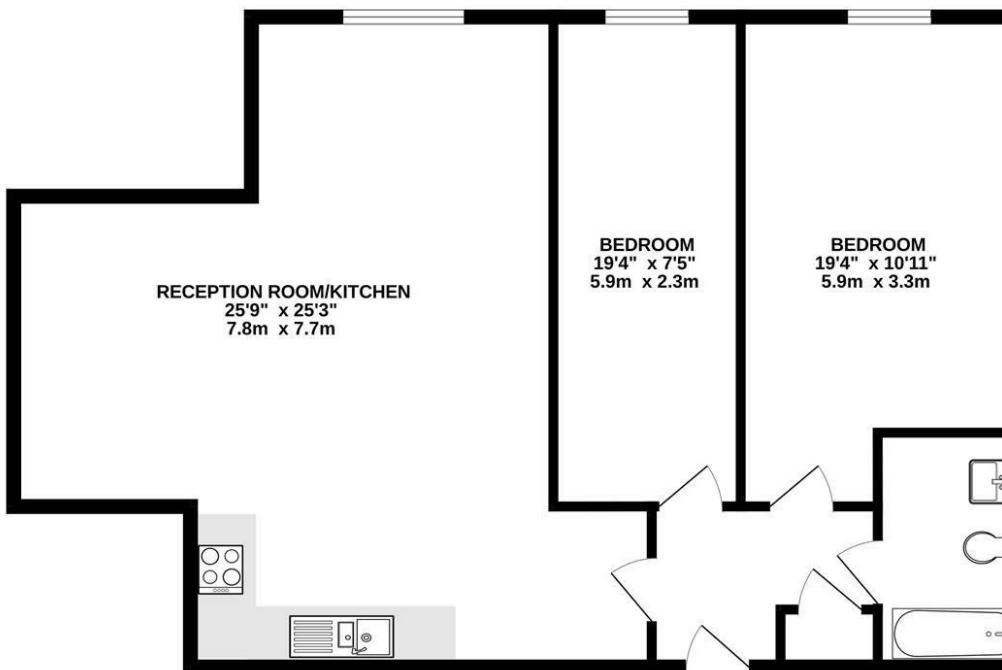
## High-Yield Investment in Fleet – Tenanted

### 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.



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



## Martin & Co Aldershot Sales

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically

mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.