



## Flat 38 Oak House, Harvest Crescent, FLEET, Hampshire GU51

£200,000 Leasehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this immaculately presented, one bedroom apartment, with allocated parking, which was converted in 2018. Ideally located near Ancells Farm, which boasts its own local amenities including; playing fields, a parade of shops including a Tesco Express and local pub all within walking distance, you also have Fleet mainline station, which runs regular services to London and Pondtail nature reserve approximately a 0.8 mile walk away which is ideal for Just a 10 min walk away is acres of forest, ideal for walking, running, and cycling. In addition to this the M3 motorway is very accessible.

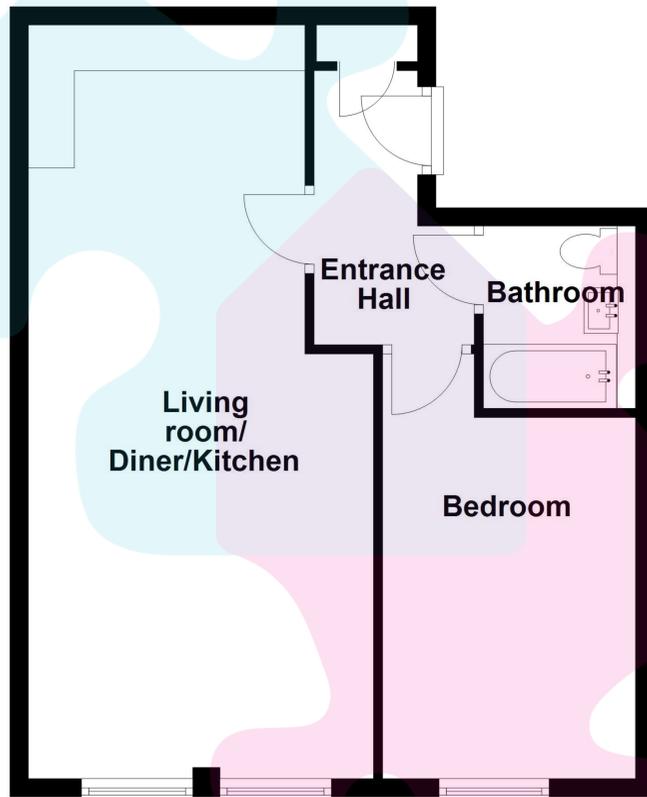
Accommodation comprises; an impressive communal entrance hall with lift and stair access to all floors. Located on the second floor the apartment has an welcoming entrance hall which benefits from a storage cupboard. A spacious open plan kitchen/dining/living room with a southerly facing aspect. There is also a storage cupboard which houses the combi-boiler. The modern, fully fitted kitchen has an integrated dishwasher and Bosch oven and gas hobs. The bedroom is also very generous in size and also has the southerly facing aspect. The luxury bathroom is of contemporary design and benefits vanity



- WALKING DISTANCE OF FLEET STATION
- NEWLY CONVERTED IN 2018
- OPEN PLAN LIVING SPACE
- LARGE BEDROOM
- COUNCIL TAX BAND = B
- WALKING DISTANCE OF LOCAL SHOPS.
- ALLOCATED PARKING SPACE
- SOUTHERLY FACING ASPECT
- LUXURY CONTEMPORARY-STYLE BATHROOM

### Top Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



Total area: approx. 49.2 sq. metres (529.6 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

