



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

Tel: 01233610444



Flat 11, 13 Canterbury Road, Ashford, Kent TN24 8LE

£800 Per Calendar Month

A unique one bedroom top floor flat conveniently located within The Ashford Town Centre area. The split level accommodation includes features such as a galleried Kitchen, exposed timbers and brickwork. The accommodation is thoughtfully set out on the top floor and comprises, entrance hallway, Double Bedroom, fitted Kitchen, and Shower Room. There is a communal garden area at the rear and the property enjoys a location that is close to local amenities that include Town Centre Shopping, The International and Domestic High Speed Rail Links, Motorway connections, and doctors surgery. Non smokers preferred and pets are not accepted.

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Entrance Area

Bedroom 1

12'7" x 9'10" (3.84m x 3.00m)

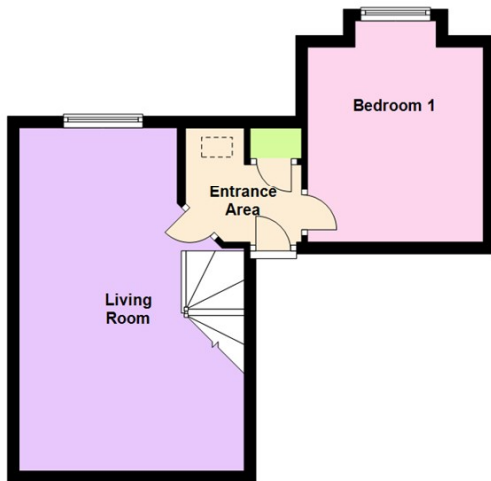
Living Room

19'6" x 12'9" (5.94m x 3.88m)

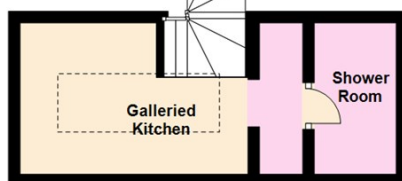
Galleried Kitchen

14'8" x 8'2"

Third Floor



3rd Floor Floor



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			
		54	55
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			
		68	69
England & Wales		EU Directive 2002/91/EC	

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