

# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610 444



## Room 1 73B High Street, Ashford, Kent TN24 8SF

**£495 PCM**

**\* TOWN CENTRE \* HOUSE SHARE \* NO AGENTS FEES\* ALL INCLUSIVE BILLS\***

A large furnished double room situated in the town centre of Ashford within a property containing three other rooms, positioned within walking distance of Ashford International Train Station. This room is located on the first floor of the property and overlooks the High Street.

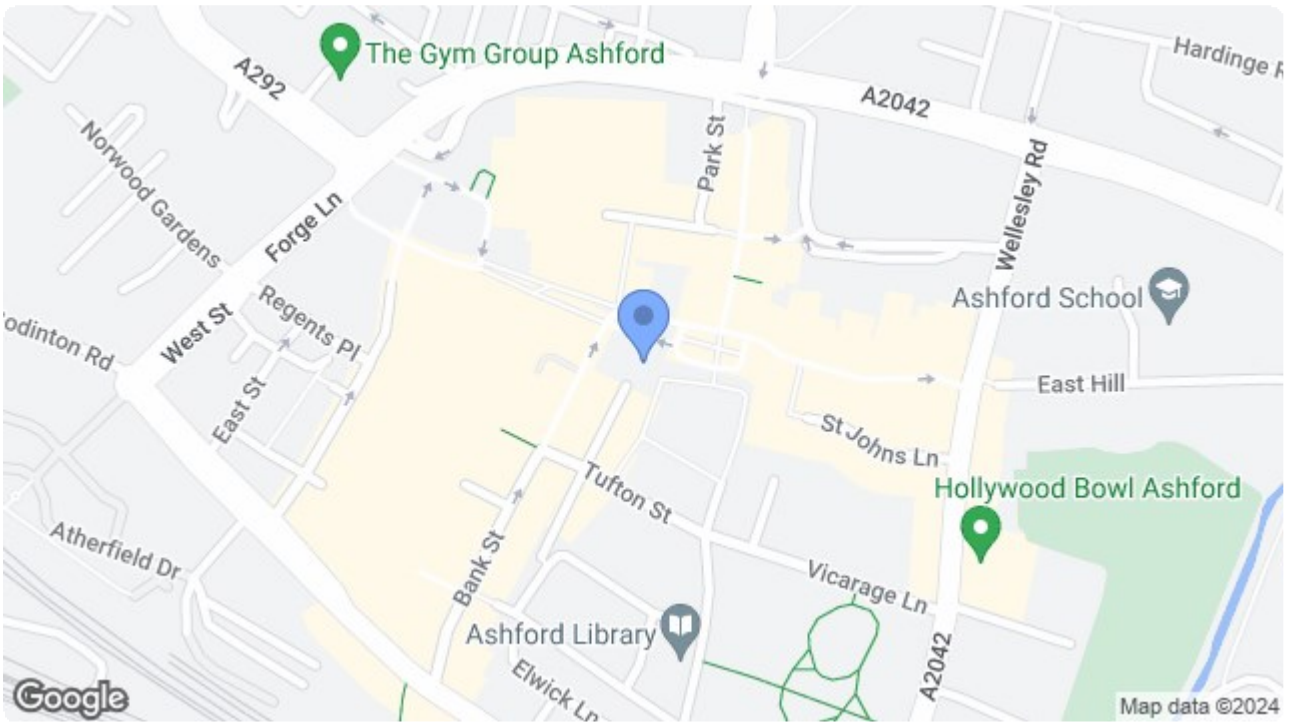
Occupants will have use of a communal kitchen and bathroom. The property benefits from high ceilings and feature fireplaces in all rooms.

Rent is INCLUSIVE OF ALL BILLS and unlimited wireless broadband, but excludes TV licence.

This property will suit a professional individual, OVER 21's only!

Please note there is NO parking available with this property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	52
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	45
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Tel: 01233 610444 [www.martinsstates.co.uk](http://www.martinsstates.co.uk) email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)



Martins Estates Property Management Ltd  
 Registered in England and Wales No. 10031401  
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
 Martins Wilkins T/A Martins Estates Sales and Lettings