



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



12C Lower Denmark Road, Ashford, Kent TN23 7SY

£1,050 Per Month

4 MINUTES WALK FROM THE INTERNATIONAL PASSENGER STATION AND 3 MINUTES WALK FROM VICTORIA PARK. We are pleased to offer for rent this well presented and recently converted two bedroom mid terrace property close to Ashford Town centre. the property offers accommodation over three floors and includes entrance hall with stairs to the first floor and doors to the utility room and downstairs cloakroom and door to the lounge opening onto the rear terrace providing the only outdoor space but offering the ultimate in low maintenance. On the first floor there is a well fitted kitchen, family bathroom and double bedroom, with stairs leading to the second floor bedroom with Velux windows. The property is decorated in neutral colours throughout and viewing is well recommended. Pets not accepted.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 76 |
| (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 | | | 89 76 |
| (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 | |

69 HIGH STREET, ASHFORD, KENT TN24 8SF

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