

# MARTINS ESTATES

SALES AND LETTINGS

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

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## 6 Elham Court. Matfield Close, Ashford, TN23 5FE

**£1,100 Per Month**

Presented in superb order.

The accommodation comprises a double-aspect lounge with doors opening to a sunny aspect balcony overlooking the playing fields.

The lounge is open-plan to the modern fitted kitchen, which has a range of matching wall and base units, space for a freestanding fridge freezer, space and plumbing for a washing machine, and an integrated electric oven with gas hob and extractor above.

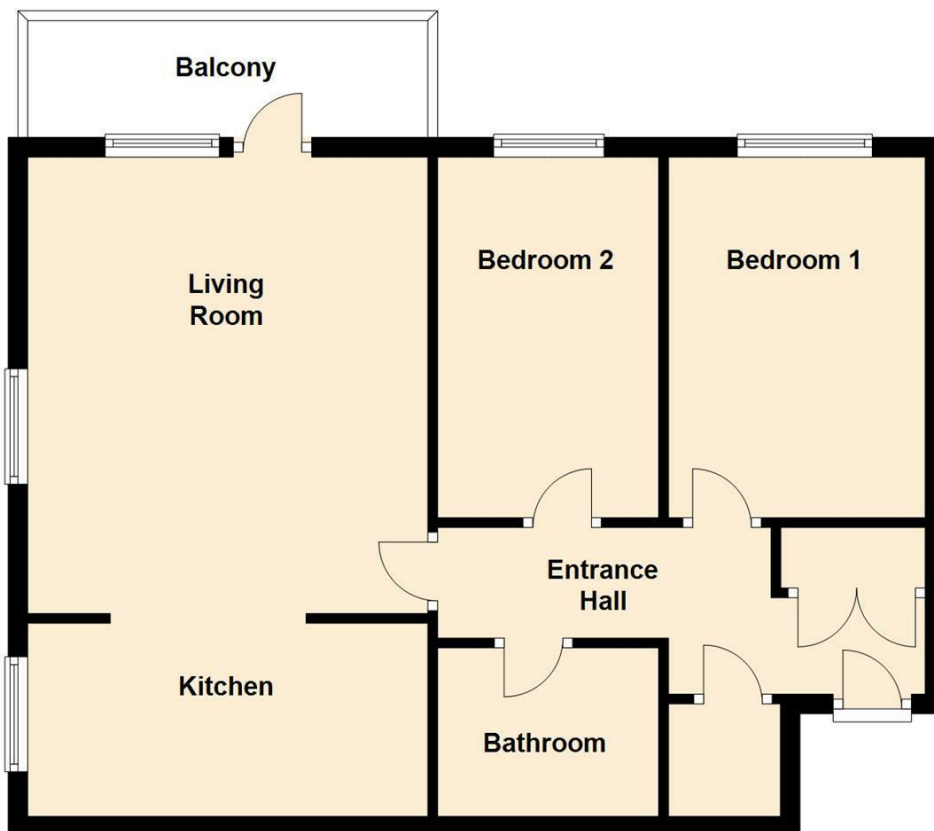
There are two bedrooms and a bathroom with a matching white suite comprising a bath with shower over, WC, and pedestal-mounted wash hand basin.

There are several very useful purpose-built storage cupboards within the apartment.

The property has double glazing and central heating.

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# First Floor



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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		82	82
<b>England &amp; Wales</b>		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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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