



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**Flat 5, 12 Tufton Street, Ashford, TN23 1QP**

**£950 Per Month**

This two bedroom 2nd floor apartment is conveniently located within The Town ring road allowing easy access to The International and Domestic High Speed Rail Links, local shopping and all Town Centre amenities. The apartment has 2 good sized Bedrooms, a fitted Kitchen, a Lounge Diner and a family Bathroom. There is double glazing and electric heating and a private intercom system for access. The property has been fully redecorated and has the benefit of new carpets throughout. Pets are not accepted at this property.

## Flat 5, 12 Tufton Street, Ashford, TN23 1QP

### Bedroom 1

12'6"x 9'10" (3.81m x 3.00m)

### Bedroom 2

9'5" x 9'0" (2.88m x 2.75m)

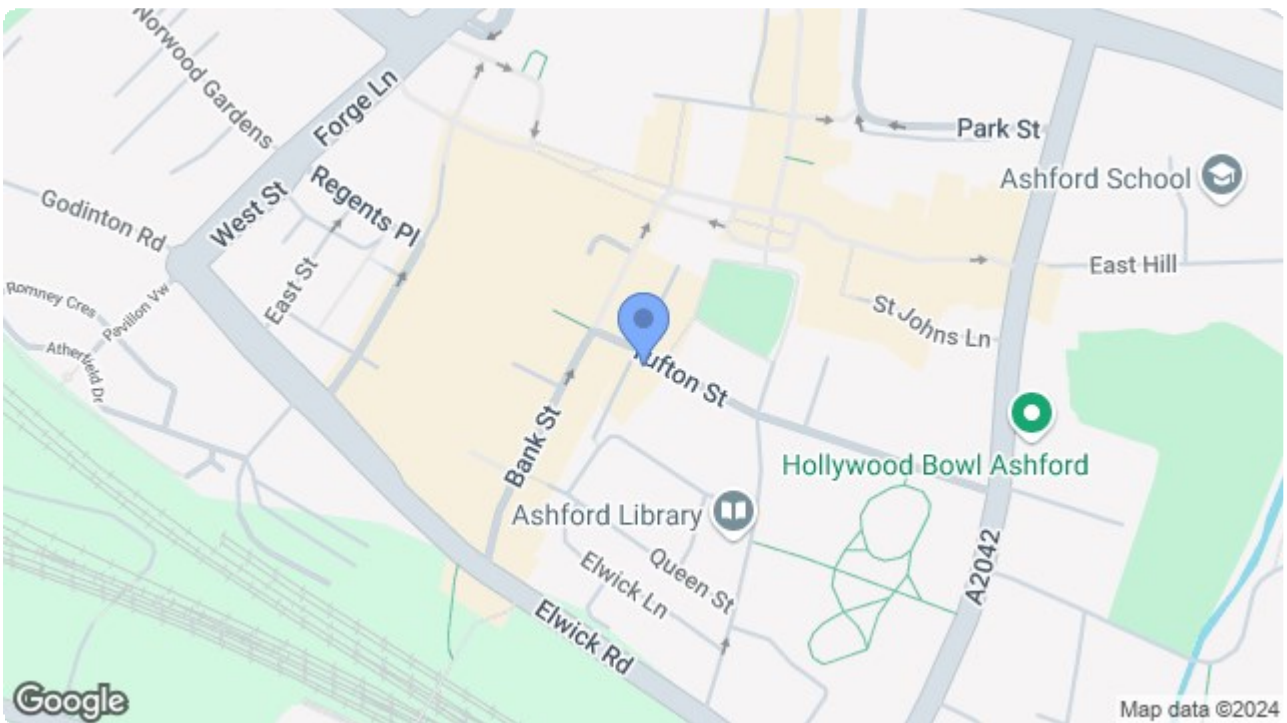
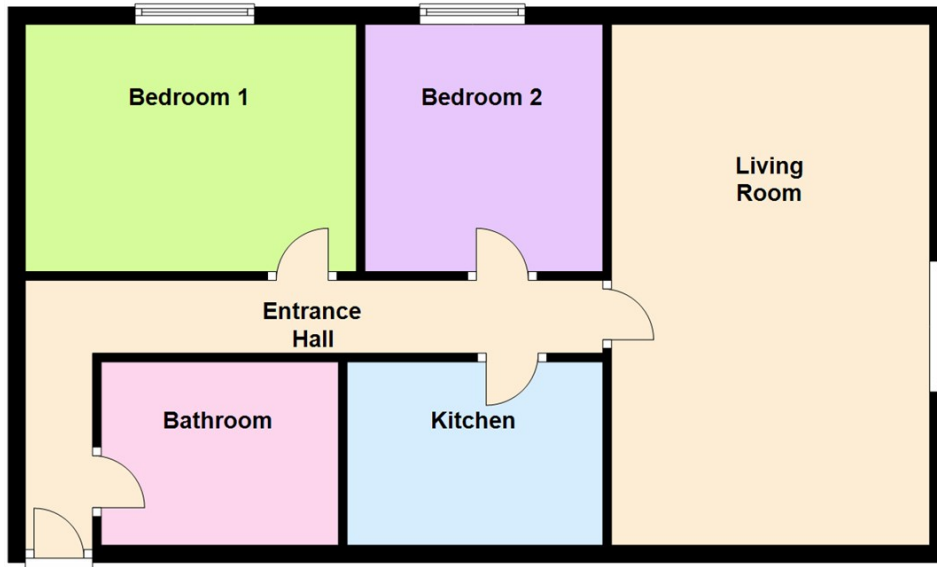
### Living Room

19'10" x 12'0" (6.05m x 3.66m)

### Kitchen

9'9" x 9' ( 2.97m x 2.74m)

# 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			
		64	77
<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			
		74	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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