



# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610 444



**17 Norwood Street, Kent, TN23 1QU**

**Asking Price £325,000**

This is a wonderful investment opportunity. Two self-contained two-bedroom maisonettes occupying the ground and lower ground floors, and the other occupies the first and second floors. 17a is a ground and lower ground floor flat with an entrance into the lounge area and door to the kitchen breakfast room. The kitchen breakfast room has a staircase leading down to the lower ground floor, two bedrooms, and a bathroom. 17b has a door on the ground floor leading up to the first floor with a kitchen, breakfast room, bathroom, and lounge. A further set of stairs leads to the second floor with two bedrooms.

The property is currently let on two separate ASTs, and both flats have significant scope for rent increases. The property is situated in the heart of Ashford on a quiet road close to the memorial gardens and the library and within two minutes of the high street.

The intention is to let the property with existing tenants, however notice can be served if required.

## 17 Norwood Street, Kent, TN23 1QU

### 17a

#### Lounge

14'3" x 12'10" (4.34m x 3.91m)

#### Kitchen

11'11" x 10'8" (3.63m x 3.25m)

#### Bedroom

16'11" x 11'0" (5.16m x 3.35m)

#### Bedroom

13' x 11'5" (3.96m x 3.48m)

#### Bathroom

### 17b

#### Lounge

11'9" x 11'1" (3.58m x 3.38m)

#### Kitchen

12'0" x 11'5" (3.66m' x 3.48m)

#### Bedroom

15'11" x 12'0" (4.85m x 3.66m)


#### Bedroom

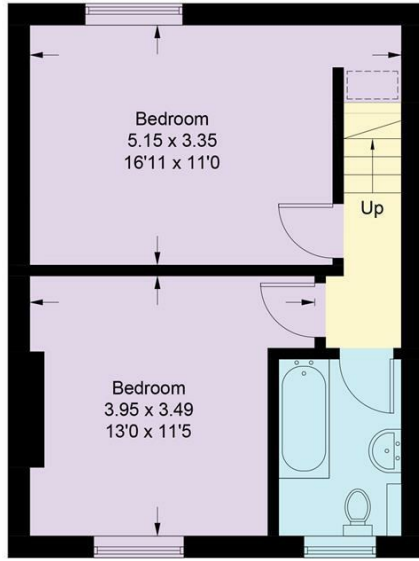
13'2" x 11'9" (4.01m x 3.58m)

#### Bathroom

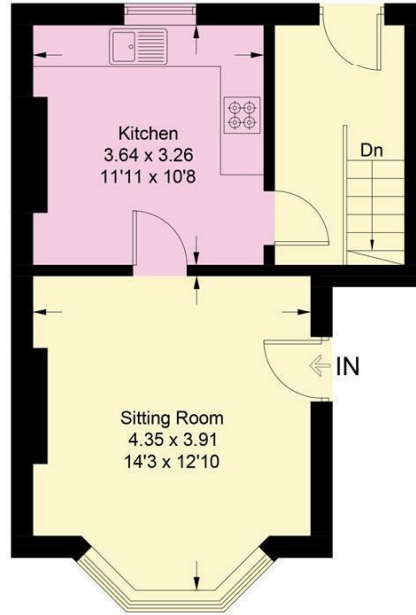
# Norwood Street, Ashford, TN23

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

 = Reduced headroom below 1.5m / 5'0

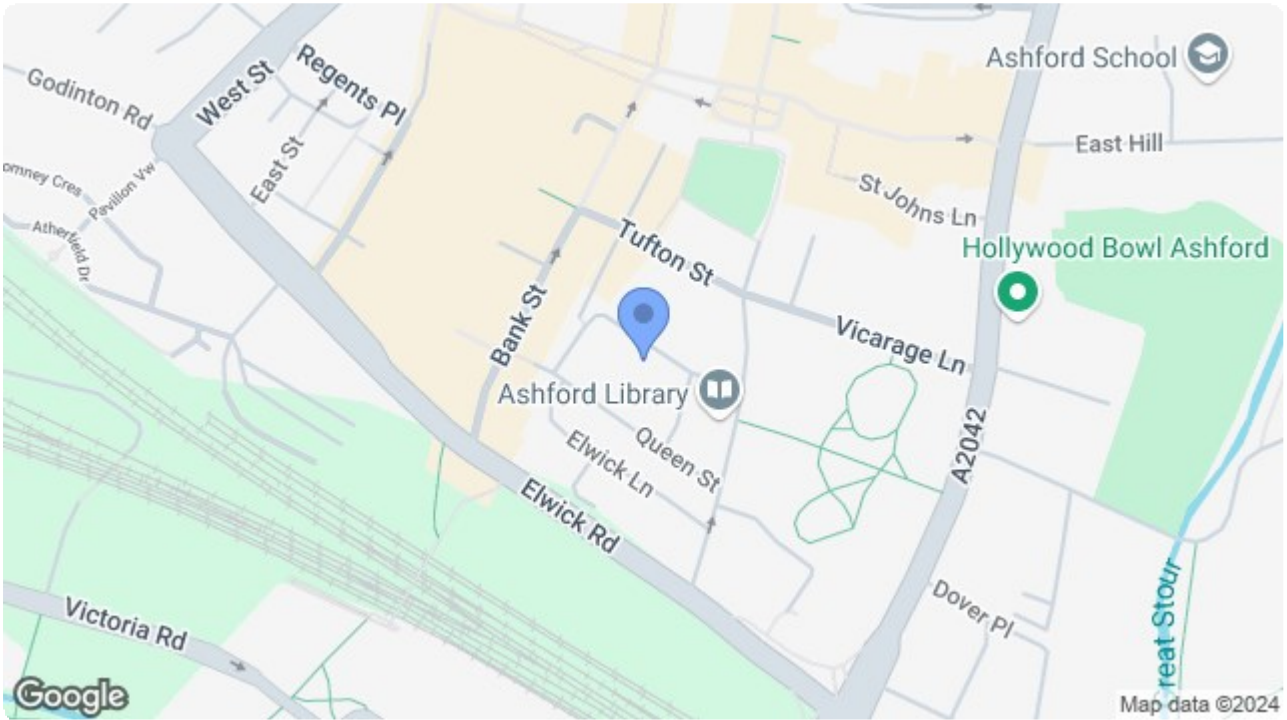



**Lower Ground Floor**




**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122799)



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			
		<b>54</b>	<b>60</b>
<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>46</b>	<b>53</b>
<b>England &amp; Wales</b>	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