

**MARTINS  
ESTATES**  
SALES AND LETTINGS



125 Earlsworth Road  
Ashford, Kent TN24 0GU

Asking Price £169,995

## 125 Earlsworth Road, Ashford, Kent TN24 0GU

This property would make an excellent investment opportunity or great first-time buy. A two-bedroom first-floor apartment situated in South Willesborough. The accommodation comprises an entrance hall, kitchen with built-in oven and washer/dryer, lounge, main bedroom with en-suite shower room, second bedroom and bathroom. The property benefits from electric heating and allocated parking.

There are 79 years remaining on the lease which is currently being extended to 150 years, ground rent is £150 per year and service charge £110 per month.

### Hall

Door to:

### Lounge/Diner

14'7" x 14'1" (4.44m x 4.28m)

Window to side, door to:

### Kitchen

8'0" x 8'4" (2.43m x 2.55m)

Window to side.

### Bathroom

Door to Storage cupboard.

Storage cupboard.

### Bedroom 1

11'2" x 10'4" (3.41m x 3.15m)

Window to side, door to:

### En-suite

### Bedroom 2

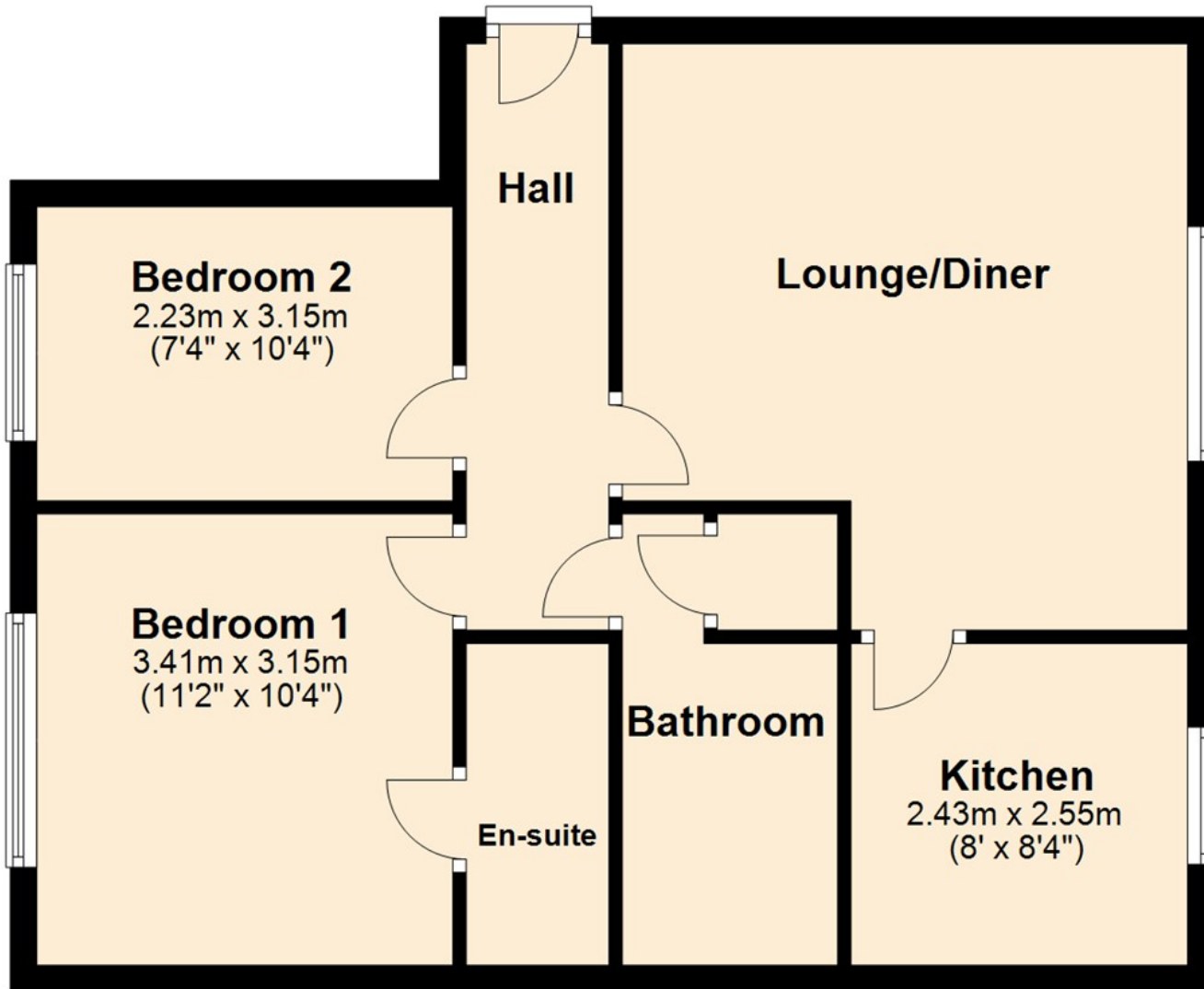
7'4" x 10'4" (2.23m x 3.15m)

Window to side.

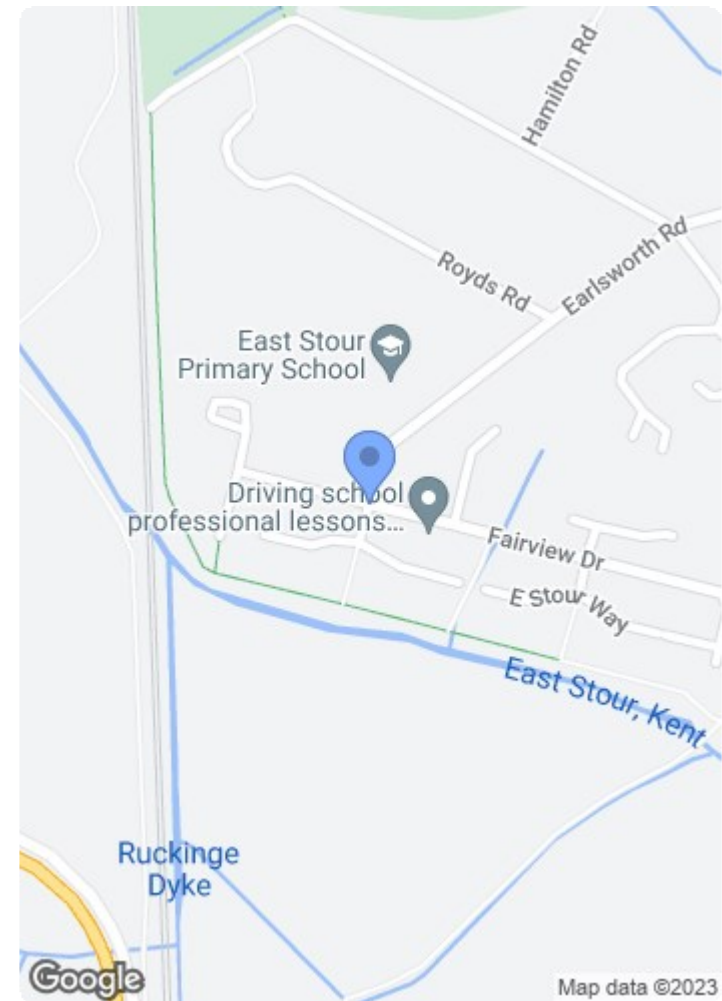


# Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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