



**MARTINS  
ESTATES**  
SALES AND LETTINGS



12 House Meadow  
Ashford, TN23 5HG

Asking Price £195,000

A beautifully presented two bedroom first floor apartment. The accommodation comprises entrance hallway with doors to all principal accommodation and doors to two storage cupboards. There is a square contemporary living space with double doors opening onto a Juliet balcony. The contemporary living space is double aspect and has a lovely open plan kitchen with breakfast bar, space for a dining room table and chairs and room for a corner sofa. In the lounge area the master bedroom has double doors opening over Juliet balcony and is a double aspect room with door to ensuite shower room with WC wash hand basin and shower in tiled surround. The family bathroom has bath with shower attachment WC and wash hand basin and the second bedroom has window overlooking the side of property all accommodation is reached from a communal entrance hallway into an entrance hall with doors to all principal accommodation stop the property benefits from shared communal garden and an off-road parking space large enough for two vehicles there is 182 years remaining on the lease, ground rent is £100 per annum and the service charge is paid 6 monthly at £996.



**Contemporary Living Space**

21'3" x 16'4" (6.48m' x 4.98m')

**Entrance Hall**

**Bedroom**

9'9" x 7'8" (2.97m x 2.34m)

**Bedroom**

11'10" x 10'8" (3.61m x 3.25m)

**En Suite**

**Bathroom**

7' x 6'8" (2.13m x 2.03m)







# First Floor

Approx. 649.3 sq. feet



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>		78	82
(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			
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) <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			
England & Wales		EU Directive 2002/91/EC	

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