



# MARTINS ESTATES

SALES AND LETTINGS

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

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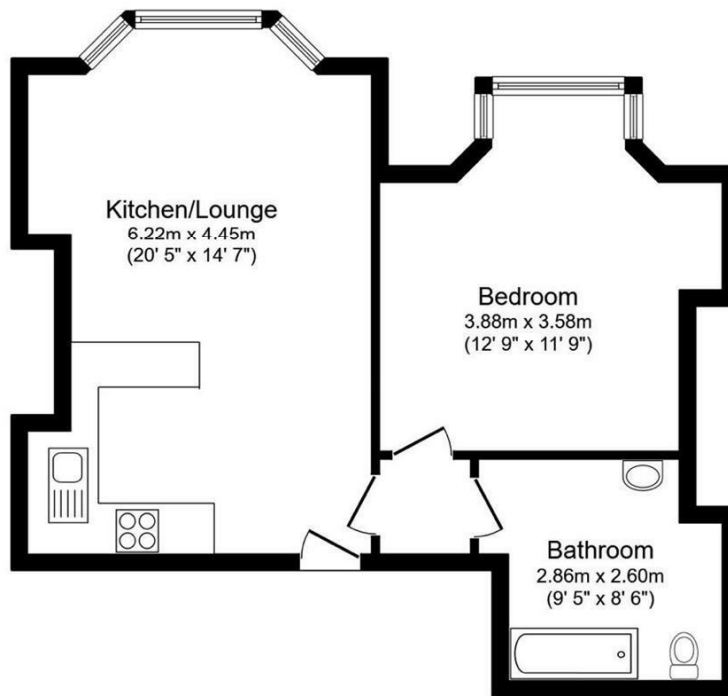


**flat 6, 13. Canterbury Road, Ashford, Kent TN24 8LE**

**£895 Per Calendar Month**

A one bedroom ground floor apartment situated within walking distance to Ashford Town Centre and Ashford International Train Station. The property comprises entrance hallway, large open plan lounge/diner/kitchen, bathroom with shower over the bath and a double bedroom with storage space. The property has been recently completely refurbished to a high standard and benefits from double glazed windows and gas central heating. NO PETS and NO SMOKERS.

**flat 6, 13. Canterbury Road, Ashford, Kent TN24 8LE**

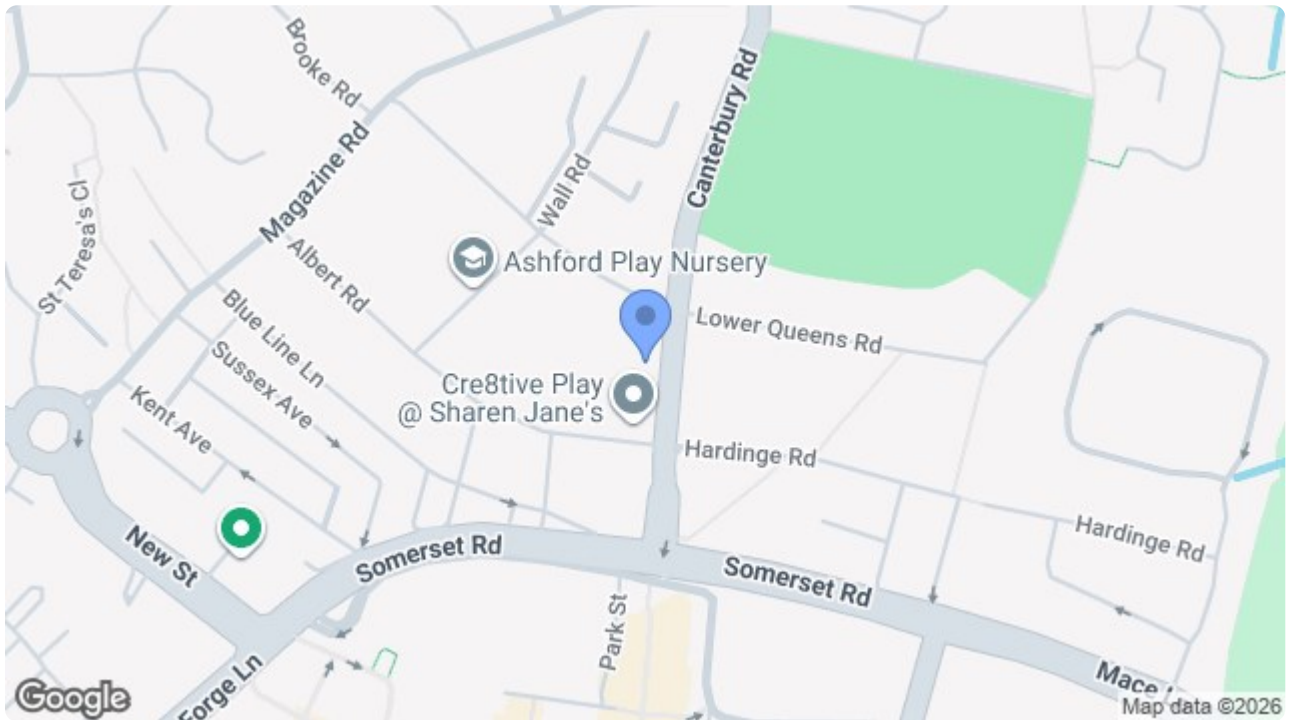


### Floor Plan

Floor area 54.6 sq.m. (588 sq.ft.)

Total floor area: 54.6 sq.m. (588 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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			
		71	79
<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			
		71	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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