



# MARTINS ESTATES

SALES AND LETTINGS

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

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## **Flat 11, 13 Canterbury Road, Ashford, Kent TN24 8LE**

**£850 Per Calendar Month**

Nestled in the heart of Ashford, Flat 11 at 13 Canterbury Road presents a unique opportunity for those seeking a charming residence. This delightful flat features a well-designed layout, comprising one spacious reception room, one comfortable bedroom, and a modern bathroom, making it an ideal choice for individuals or couples.

One of the standout features of this property is its galleried kitchen, which adds a touch of character and style to the living space. This innovative design not only enhances the aesthetic appeal but also maximises functionality, allowing for a pleasant cooking experience.

The location of this flat is particularly advantageous, as it is situated close to the bustling town centre. Residents will enjoy easy access to a variety of shops, cafes, and amenities, ensuring that daily conveniences are just a short stroll away. Additionally, the proximity to the International Passenger Station makes this property perfect for commuters or those who enjoy travelling, providing excellent transport links to London and beyond.

In summary, Flat 11 at 13 Canterbury Road is a unique and inviting flat that combines modern living with a prime location. Whether you are looking to buy or rent, this property offers a wonderful opportunity to enjoy the vibrant lifestyle that Ashford has to offer.

**Flat 11, 13 Canterbury Road, Ashford, Kent TN24 8LE**

**Entrance Area**

**Bedroom 1**

12'7" x 9'10" (3.84m x 3.00m)

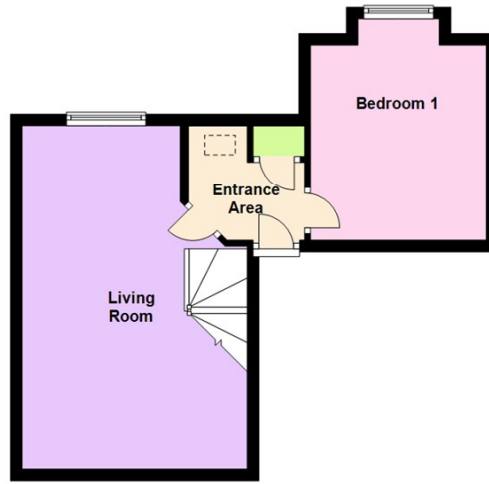
**Living Room**

19'6" x 12'9" (5.94m x 3.88m)

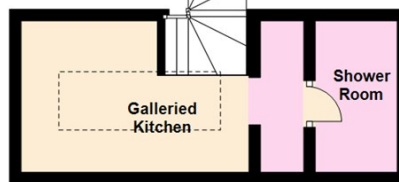
**Galleried Kitchen**

14'8" x 8'2"

Third Floor



3rd Floor Floor



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

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