



# MARTINS ESTATES

SALES AND LETTINGS

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

**Tel: 01233610444**



**62 Sir Bernard Paget Avenue, Ashford, Kent TN23 3RY**

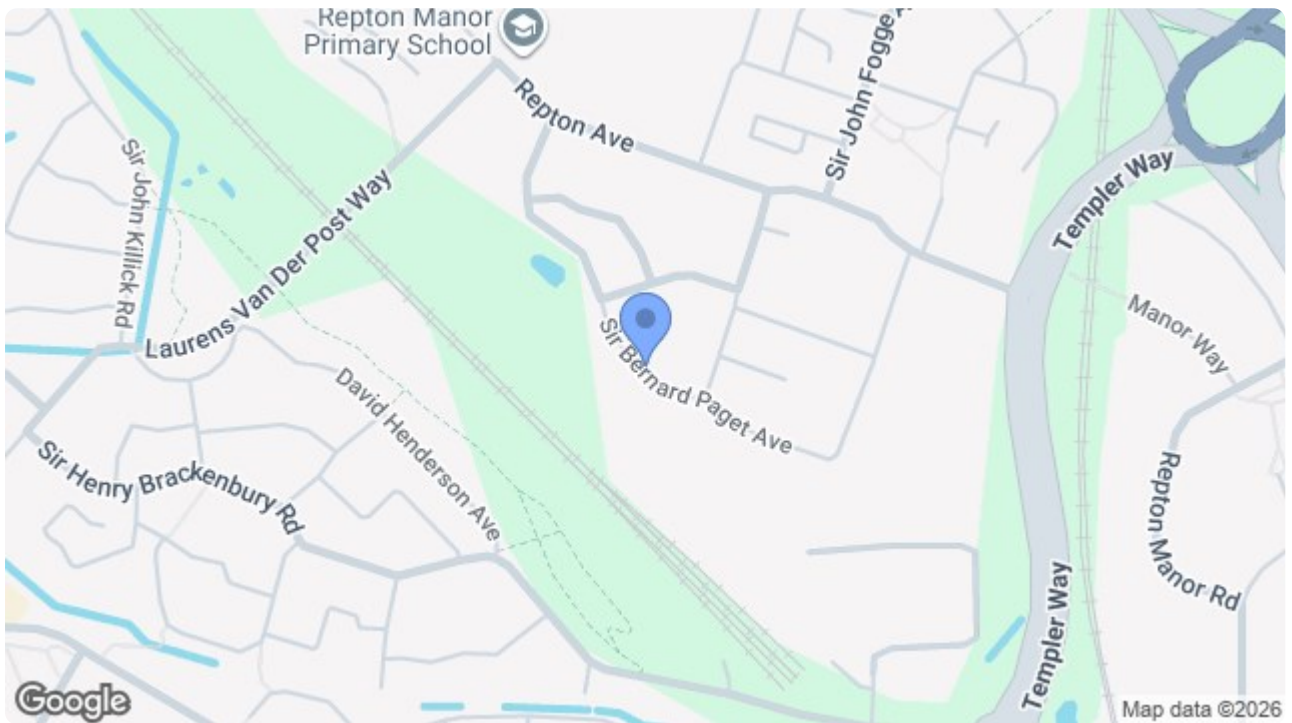
**£1,600 Per Month**

A four bedroom three storey end of terrace house on the popular Repton Park overlooking a small pond and Parkland. The property consists of entrance hall with doors to the kitchen diner, lounge, Downstairs cloakroom and stairs to the first floor landing. On the first floor there are three bedrooms and a Family bathroom. A further set of stairs leads to the second floor landing and the master bedroom with en-suite shower room. The property is gas centrally heated and has off road parking along with a covered car port. The rear garden is laid principally to lawn and retained on three sides by a combination of brick wall and fencing.

**\* AVAILABLE WITH DEPOSIT-FREE OPTION \***

"This property is available with a Deposit-Free option which means that instead of paying a traditional 5 weeks security deposit, you pay a fee of one week's rent + VAT to become a member of flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at [flatfair.co.uk](http://flatfair.co.uk)"

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| Energy Efficiency Rating                    |  | Current                     | Potential                                                                           |
|---------------------------------------------|--|-----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                             |                                                                                     |
| (92 plus) <b>A</b>                          |  |                             | <b>89</b>                                                                           |
| (81-91) <b>B</b>                            |  |                             |                                                                                     |
| (69-80) <b>C</b>                            |  | <b>77</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 |  |                             |                                                                                     |
| England & Wales                             |  | EU Directive<br>2002/91/EC. |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                             |
|-----------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |                                                                                       |
| (92 plus) A                                                     |  |                            | 95                                                                                    |
| (81-91) B                                                       |  |                            |                                                                                       |
| (69-80) C                                                       |  |                            |                                                                                       |
| (55-68) D                                                       |  |                            |                                                                                       |
| (39-54) E                                                       |  |                            |                                                                                       |
| (21-38) F                                                       |  | 85                         |                                                                                       |
| (1-20) G                                                        |  |                            |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |                                                                                       |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |  |

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