



# MARTINS ESTATES

SALES AND LETTINGS

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

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## 26a Park Road North, Ashford, Kent TN24 8LY

**£995 Per Month**

Nestled in the heart of Ashford, this two-bedroom top floor flat on Park Road North offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from the bustling town centre, providing easy access to a variety of shops, cafes, and local amenities.

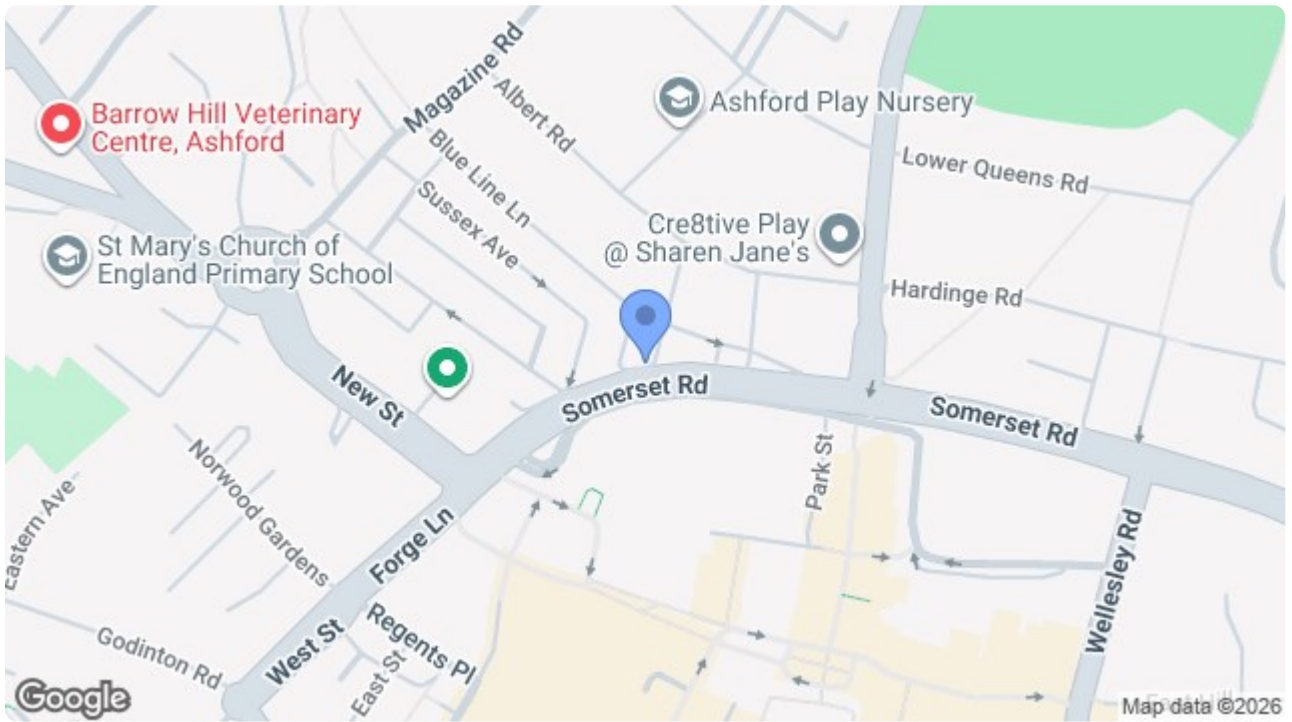
The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms are thoughtfully designed to provide a peaceful retreat, ensuring a restful night's sleep. The property also includes a modern bathroom, catering to all your daily needs.

One of the standout features of this flat is its proximity to the international passenger station, making it an ideal choice for commuters or those who enjoy travelling.

Please note that this property is strictly for non-smokers, ensuring a clean and pleasant living environment for all residents.

This flat presents an excellent opportunity for those seeking a comfortable home in a vibrant area. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Do not miss the chance to make this lovely flat your new home.

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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>		75	75
(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			
<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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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