



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



13 Canterbury Road, Ashford, Kent TN24 8LE

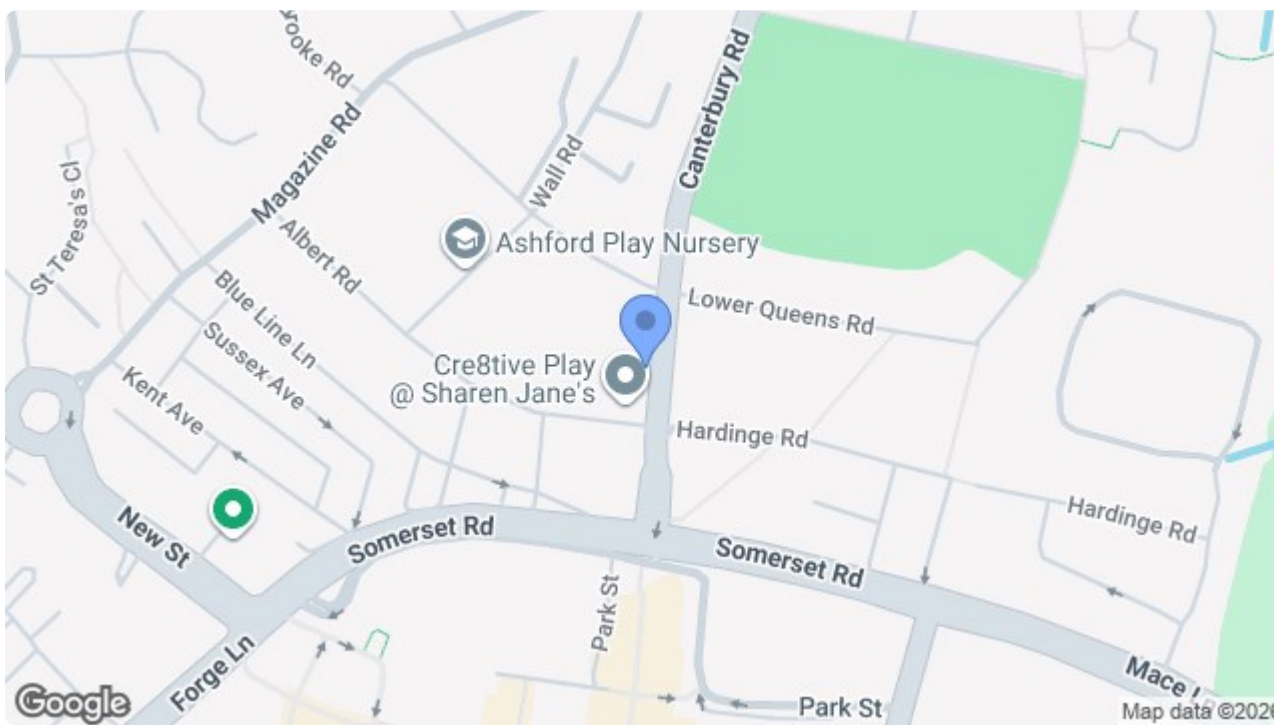
£925 Per Calendar Month

Welcome to this charming property located on Canterbury Road in Ashford! This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this property offers a comfortable living space ideal for individuals or couples looking for a convenient home.

Situated in a prime location, this flat is just a stone's throw away from the town centre, allowing easy access to a variety of shops, restaurants, and amenities. Additionally, its proximity to the International Passenger Station makes it a great choice for those who love to travel or commute frequently.

For those seeking a peaceful and quiet living environment, this property is a non-smoking and pet-free space, ensuring a clean and tranquil atmosphere for all residents. Don't miss out on the opportunity to make this lovely flat your new home sweet home!

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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