



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**18 Patrick Clayton Drive, Ashford, TN23 3SR**

**£1,150 Per Month**

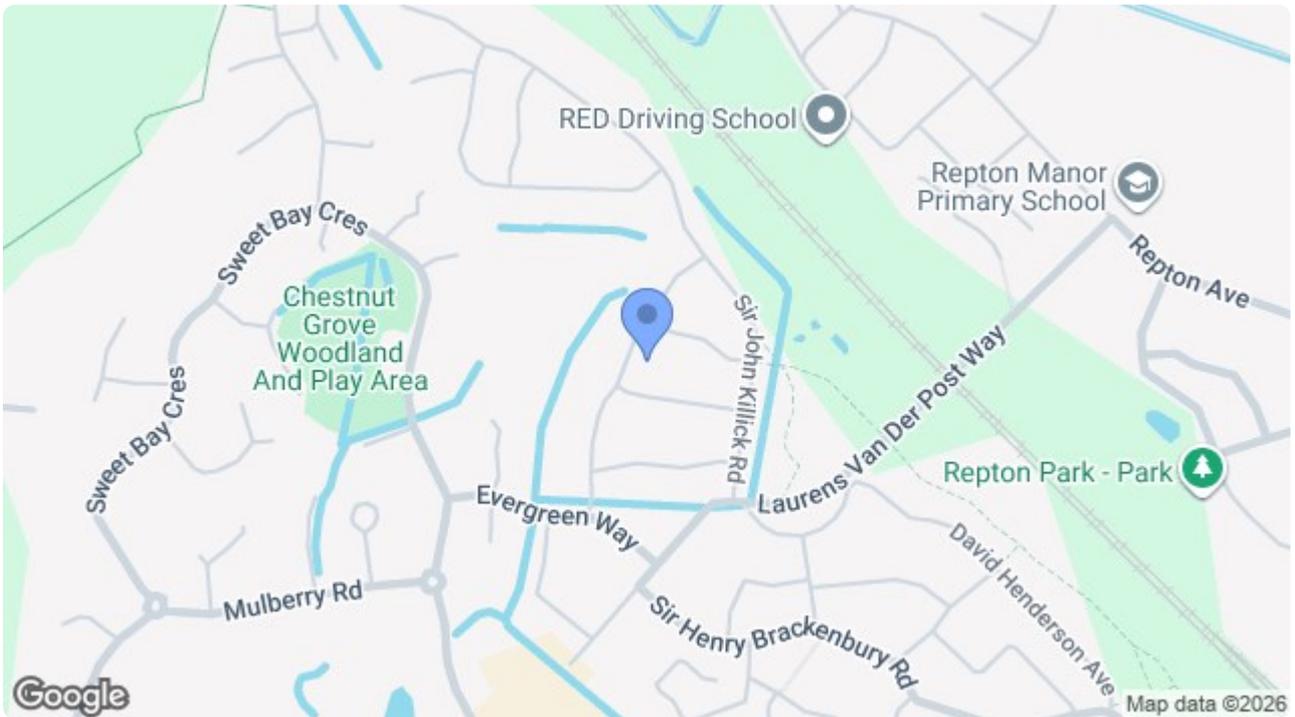
Welcome to this charming property located on Patrick Clayton Drive in Ashford! This delightful apartment is in a purpose-built block, boasting modern features and a fresh feel. With 657 sq ft of space, this top-floor property offers a cosy yet spacious environment for you to call home.

Built-in 2017, this house is still in excellent order, ensuring a hassle-free move-in experience. The en suite attached to the master bedroom adds a touch of luxury and convenience to your daily routine. Imagine enjoying your morning coffee on the balcony, soaking in the fresh air and natural light.

There is no need to worry about parking, as this property has its own parking space, providing ease and security for your vehicle. The house is well presented, offering a welcoming atmosphere from the moment you enter.

Don't miss out on the opportunity to make this lovely apartment your own. Contact us today to arrange a viewing and take the first step towards your new home in Ashford!

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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>		<b>81</b>	<b>81</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			
<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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