



MARTINS ESTATES

SALES AND LETTINGS

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

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2 Elham Court Matfield Close, Ashford, TN23 5FE

£169,995

Welcome to Elham Court, Ashford—a charming property sure to capture your heart! This delightful flat boasts 1 reception room, 2 cosy bedrooms, and a modern bathroom, making it the perfect space for comfortable living.

Situated in a prime location, this well-presented property offers picturesque views overlooking a serene playing field. Imagine waking up to the tranquil sight of greenery right outside your window every morning!

Convenience is key with this property, as it is just a leisurely 25-minute walk to the international passenger station. Whether you're commuting for work or looking to explore beyond Ashford, this location offers easy access to transportation links.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of Elham Court for yourself!

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Kitchen

13'7" x 5'8" (4.15 x 1.74)

Sitting / Dining Room

13'10" x 13'4" (4.22 x 4.07)

Bedroom 1

12'2" x 7'4" (3.73 x 2.25)

Bedroom 2

12'6" x 8'7" (3.82 x 2.64)

Elham Court, Ashford, TN23

Approximate Gross Internal Area = 60.4 sq m / 650 sq ft

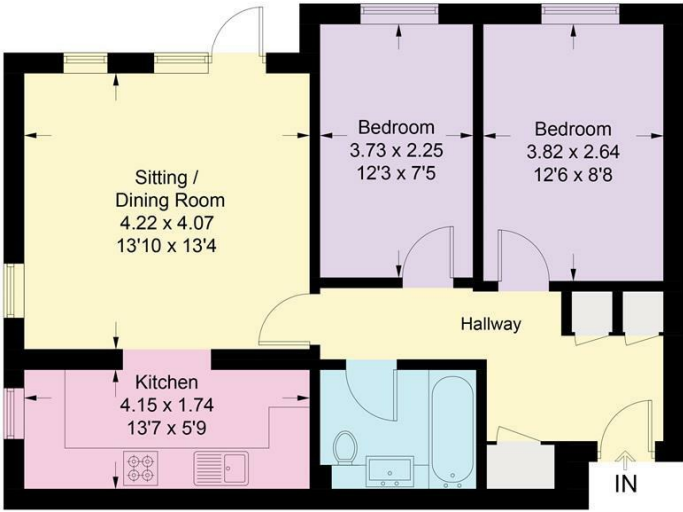
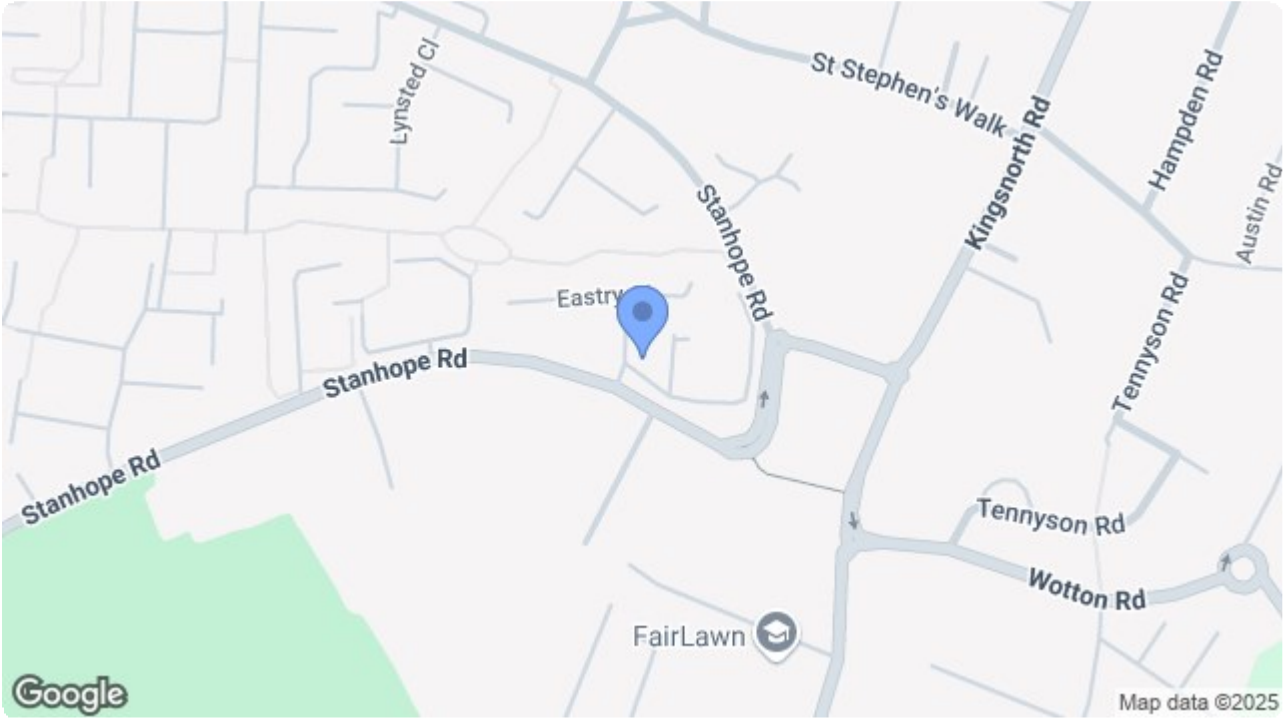


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1225959)



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			
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			
(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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