



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**21-23 New Street, Ashford, Kent TN24 8TW**

**£8,000**

A well located town centre property with A2 use and the former home of Swinton Insurance Brokers. The attached property benefits from ground floor office space measuring 17'11" x 13'03". A small kitchen area to the rear 13'03" x 5 with sink. door opening into the WC with wash hand basin.

On the first floor there is an office measuring 13'01" x 10'01" and a door into a smaller room measuring 10'8" x 5'

## 21-23 New Street, Ashford, Kent TN24 8TW

### Porch

Door to:

### Office

Window to front, stairs, open plan, door to:

### Kitchen

Window to rear, door to:

### WC

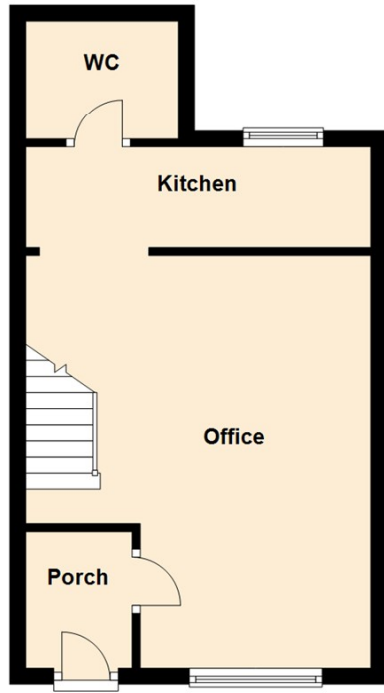
### Office

Box window to front, window to side, door to:

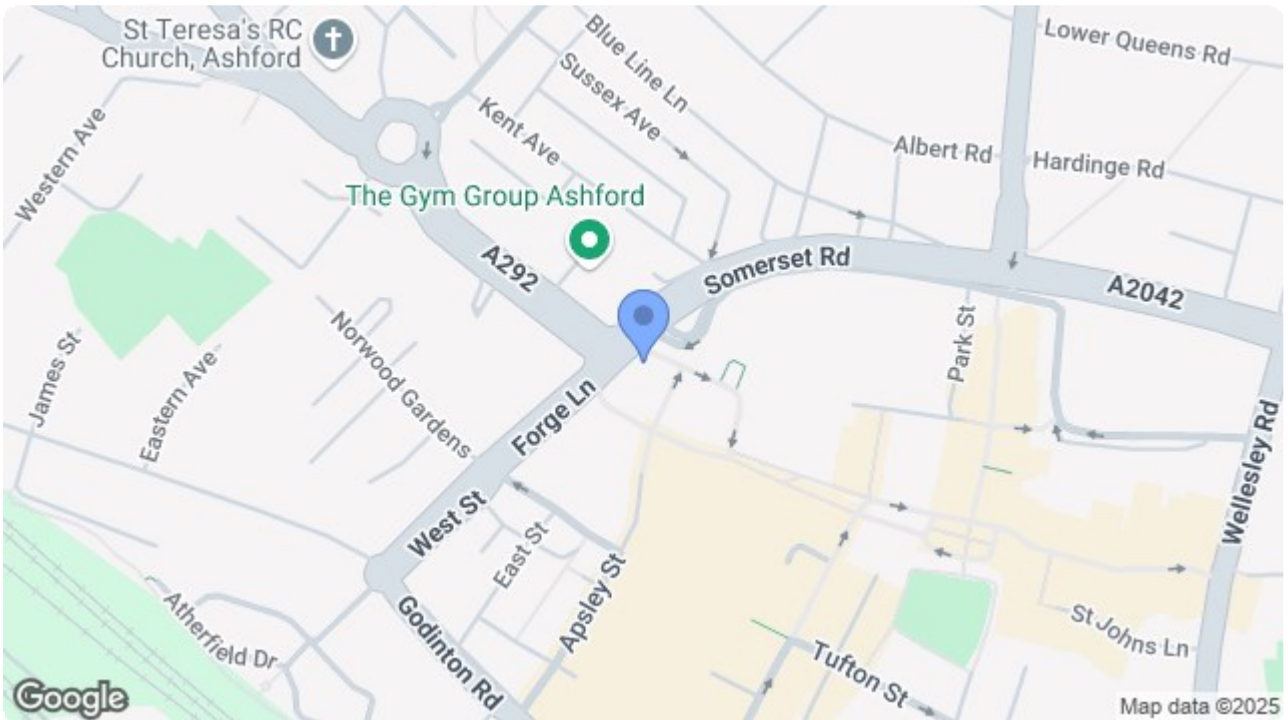
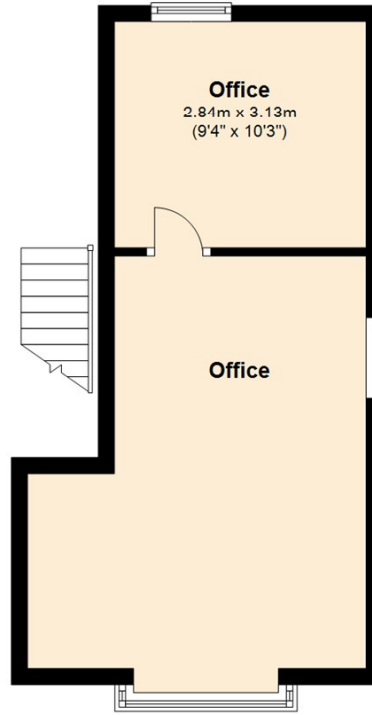
### Office

Window to rear.

## Ground Floor



## First Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444

[www.martineestates.co.uk](http://www.martineestates.co.uk)

email: [sales@martineestates.co.uk](mailto:sales@martineestates.co.uk)



Martine Estates Property Management Ltd  
Registered in England and Wales No. 10031401  
Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
Martins Wilkins T/A Martins Estates Sales and Lettings