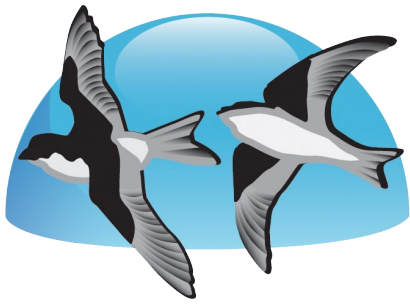




# MARTINS ESTATES

SALES AND LETTINGS

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

**Tel: 01233610444**



## Heathfield Court Heathfield Road, Ashford, Kent TN24 8QD

**Asking Price £175,000**

Welcome to this charming apartment located in the desirable Heathfield Court, Ashford. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space. The apartment boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The property has recently transformed, with fresh paint throughout and new carpets and vinyl flooring, ensuring a modern and inviting atmosphere. The bathroom is well-appointed, providing all the necessary amenities for your daily routine.

One of the standout features of this apartment is the garage and parking available for one vehicle, a valuable asset in this bustling area. Additionally, there is no onward chain, allowing for a smooth and efficient purchase process.

The property is located close to Ashford town centre and within walking distance of the International Passenger Station.

A new lease will be granted of 140 years, providing peace of mind for future residents. This apartment is not only a wonderful place to call home but also an excellent investment opportunity in a sought-after location.

Do not miss the chance to view this lovely apartment in Heathfield Court, where comfort and convenience meet.

## Heathfield Court Heathfield Road, Ashford, Kent TN24 8QD

### Sitting Room

14'5" x 13'1" (4.41 x 4.00)

### Bedroom 1

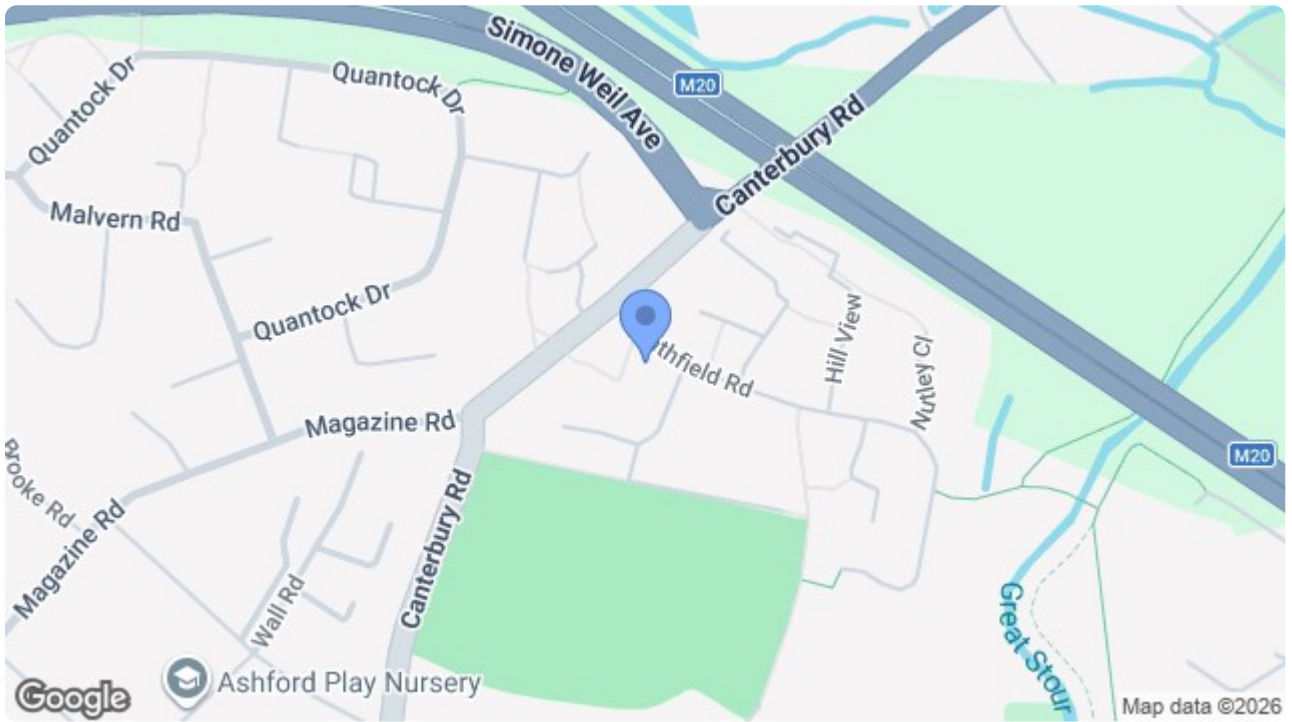
14'6" x 9'8" (4.42 x 2.97)

### Kitchen

10'11" x 8'8" (3.35 x 2.66 )

### Bedroom 2

14'6" x 9'2" (4.42 x 2.80)



| 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 |         |           |
|                                             |         | 75        |
|                                             | 40      |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
|                                                                 |         | 61        |
|                                                                 | 23      |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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