



**MARTINS
ESTATES**
SALES AND LETTINGS

HILL VIEW

**3 Hill View
Ashford, TN24 8QB**

Asking Price £192,500



Nestled in the charming area of Hill View, Ashford, this beautifully presented top-floor apartment offers a delightful living experience. Spanning an impressive 743 square feet, the property features two well-proportioned bedrooms, making it ideal for couples or small families. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this apartment is the newly renovated bathroom, which adds a touch of modern elegance to the home. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

Residents will appreciate the stunning views of the North Downs, which can be enjoyed from the top floor. The location is particularly advantageous, as it is conveniently situated close to Ashford town centre, offering a variety of shops, restaurants, and amenities. Additionally, the international passenger station is within easy reach, making travel to London and beyond a breeze.

For those with a vehicle, the property includes parking for one car, adding to the convenience of this lovely home. This apartment, built between 1970 and 1979, combines modern comforts with a prime location, making it a fantastic opportunity for anyone looking to settle in Ashford. Don't miss the chance to make this charming apartment your new home.



Sitting Room

14'5" x 13'2" (4.41 x 4.03)

Bedroom 1

14'5" x 9'8" (4.41 x 2.97)

Bedroom 2

14'5" x 9'4" (4.41 x 2.85)

Kitchen

10'9" x 8'7" (3.28 x 2.62)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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