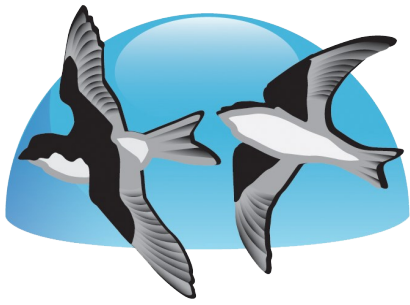




# MARTINS ESTATES

SALES AND LETTINGS

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

**Tel:** 01233610444



## 2 Elham Court Matfield Close, Ashford, TN23 5FE

**£169,995**

A well-presented and spacious two double bedroom ground floor flat, ideally located in a quiet development in Ashford. This modern flat is perfect for first-time buyers, investors, or those looking to downsize, and is offered to the market with no onward chain.

Located in a sought-after residential area, this flat offers a rare combination of indoor comfort and outdoor space. The tranquil garden setting and easy transport links make it an excellent choice for commuters, first time buyers and those who wants to downsize.

### Leasehold Information:

- Service charge: Approx. £750 every 6 months
- Ground rent: Approx. £75 every 6 months

This property won't be on the market for long.  
Contact us today to arrange a viewing!

2 Elham Court Matfield Close, Ashford, TN23 5FE

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

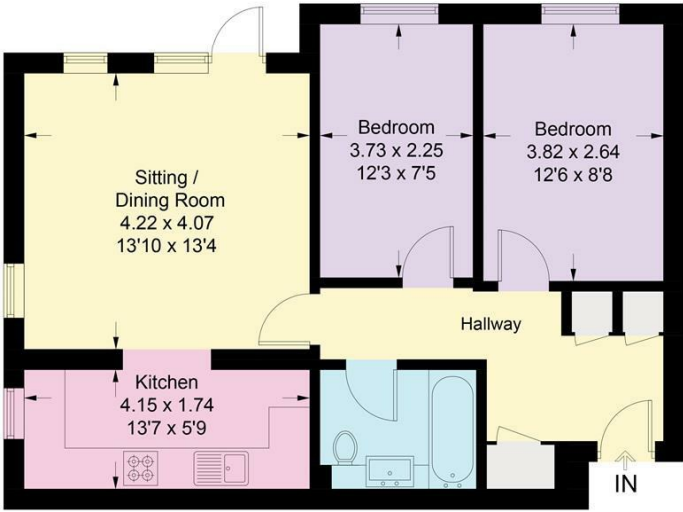
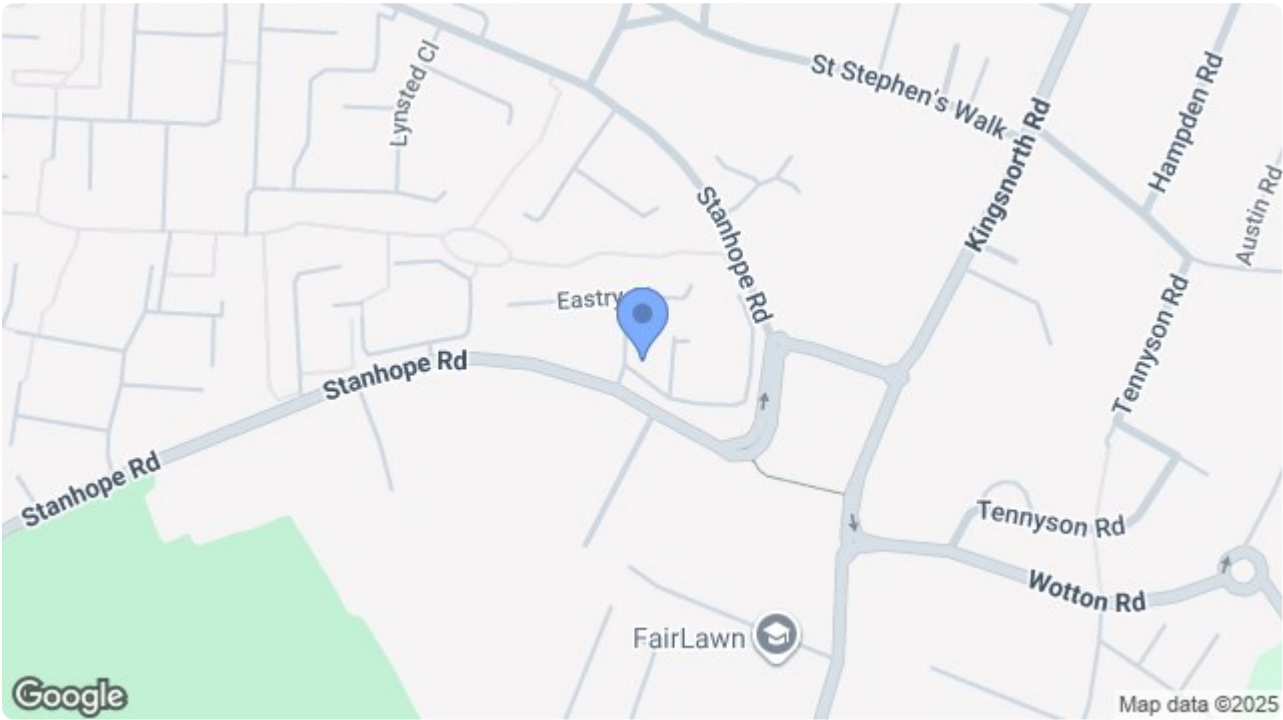


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225959)



| Energy Efficiency Rating                    |  | Current                 | Potential |  |
|---------------------------------------------|--|-------------------------|-----------|--|
| Very energy efficient - lower running costs |  |                         |           |  |
| (92 plus) <b>A</b>                          |  | <b>82</b>               | <b>82</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 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<br>2002/91/EC |  |

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