



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



301 Beaver Lane, Ashford, TN23 5PH

Asking Price £144,995

Welcome to this charming two-bedroom flat located on Beaver Lane in the heart of Ashford.

Upon entering the flat, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample natural light and are designed to provide a peaceful retreat at the end of the day. The flat also features a well-appointed bathroom, ensuring all your essential needs are met.

The location on Beaver Lane is particularly advantageous, as it offers easy access to local amenities, including shops, schools, and parks, making it a desirable area for both young professionals and families alike. With excellent transport links nearby, commuting to surrounding areas is both straightforward and efficient.

This flat presents a wonderful opportunity for those looking to invest in a property that combines comfort, convenience, and a sense of community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this delightful flat your new home.

301 Beaver Lane, Ashford, TN23 5PH

Sitting/Dining Room

15'2" x 11'7" (4.63m x 3.54)

Kitchen

11'3" x 8'9" (3.45m x 2.69)

Bedroom One

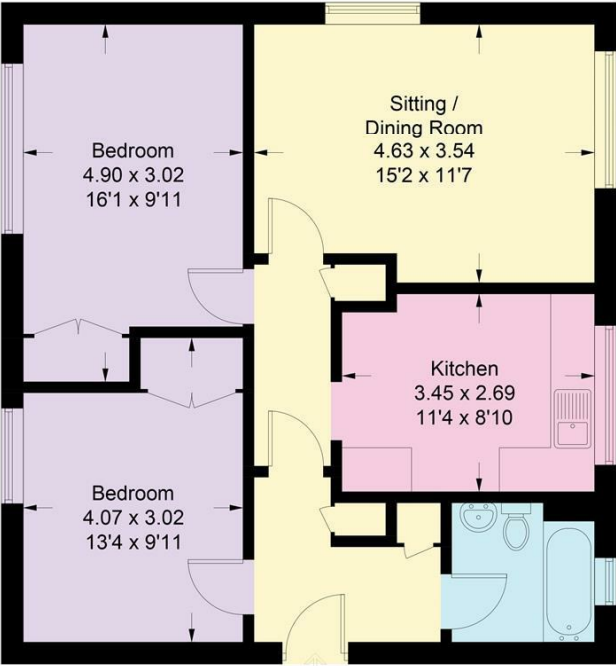
16'0" x 9'10" (4.90m x 3.02m)

Bedroom Two

15'5" x 9'10" (4.70m x 3.02m)

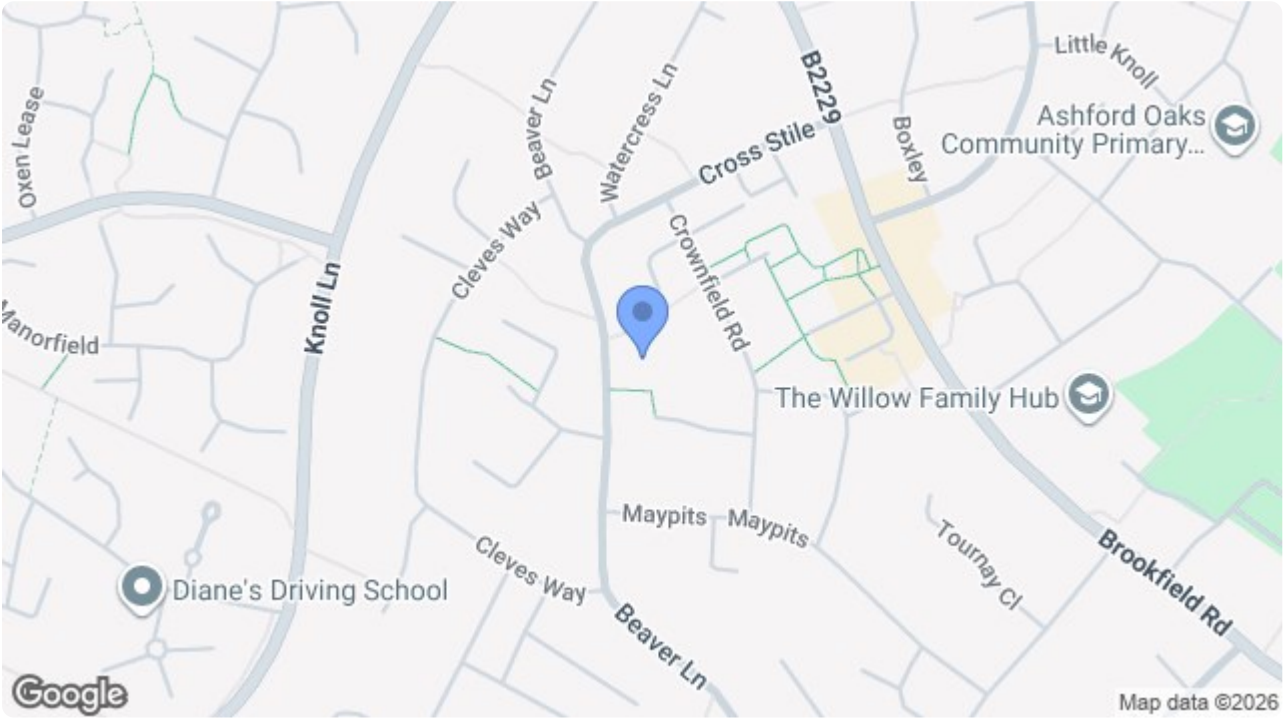
Beaver Lane, Ashford, TN23

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft



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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269396)



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	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 www.martinsstates.co.uk email: sales@martinsstates.co.uk



Martine Estates Property Management Ltd
Registered in England and Wales No. 10831401
Registered office: 69 High Street, Ashford, Kent, TN24 8SF
Martins Wilkins T/A Martins Estates Sales and Lettings