

# MARTINS ESTATES

SALES AND LETTINGS

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

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**72 Victoria Point Victoria Way, Ashford, Kent TN23 7AG**

**Asking Price £205,000**

**\*\* CHAIN FREE \*\***

A one bedroom, second floor luxury town centre apartment, perfect for commuting to the city with the International Train Station a couple of minutes walk away. Situated opposite Curious Brewery, Kitchen and Bar and only a few minutes from the Designer Outlet.

With security entry system, luxury residents only lounge with concierge and lift access you will be impressed by the spacious and luxurious feel throughout. This is a beautiful one bedroom apartment with underground off road parking and should be viewed to appreciate the space and quality finish that the developers have managed to achieve.

## 72 Victoria Point Victoria Way, Ashford, Kent TN23 7AG

### Kitchen/ Living Room

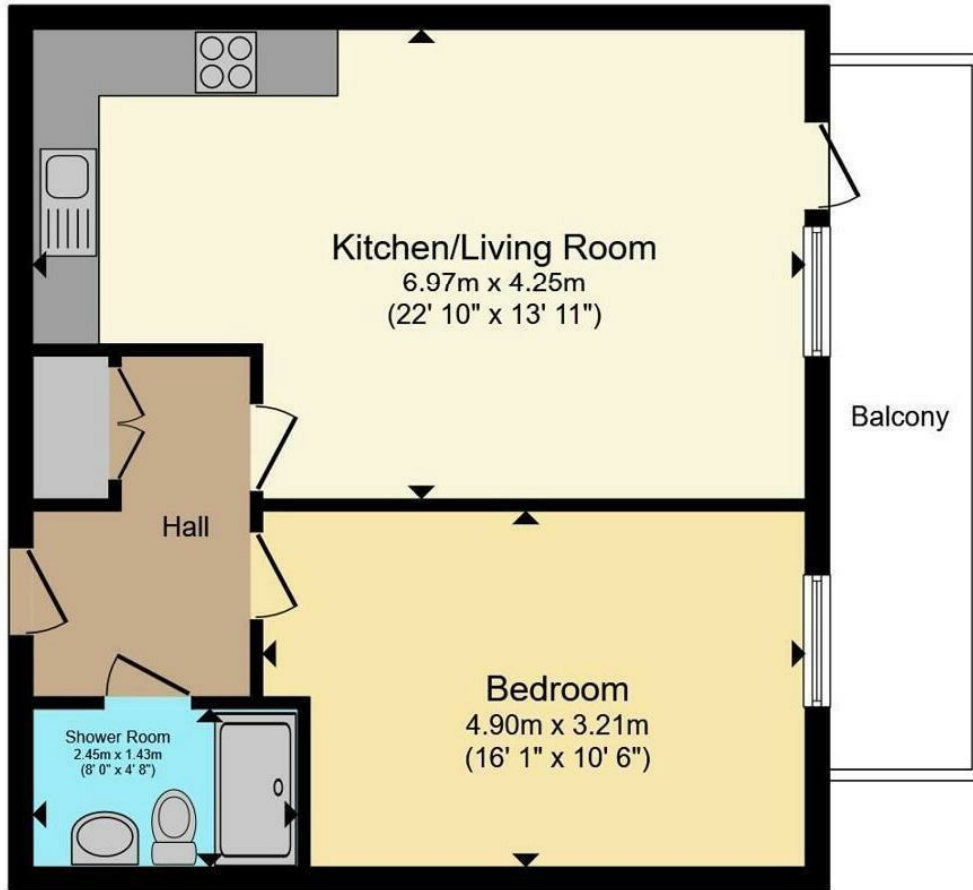
22'10" x 13'11" (6.97m x 4.25m )

### Bedroom

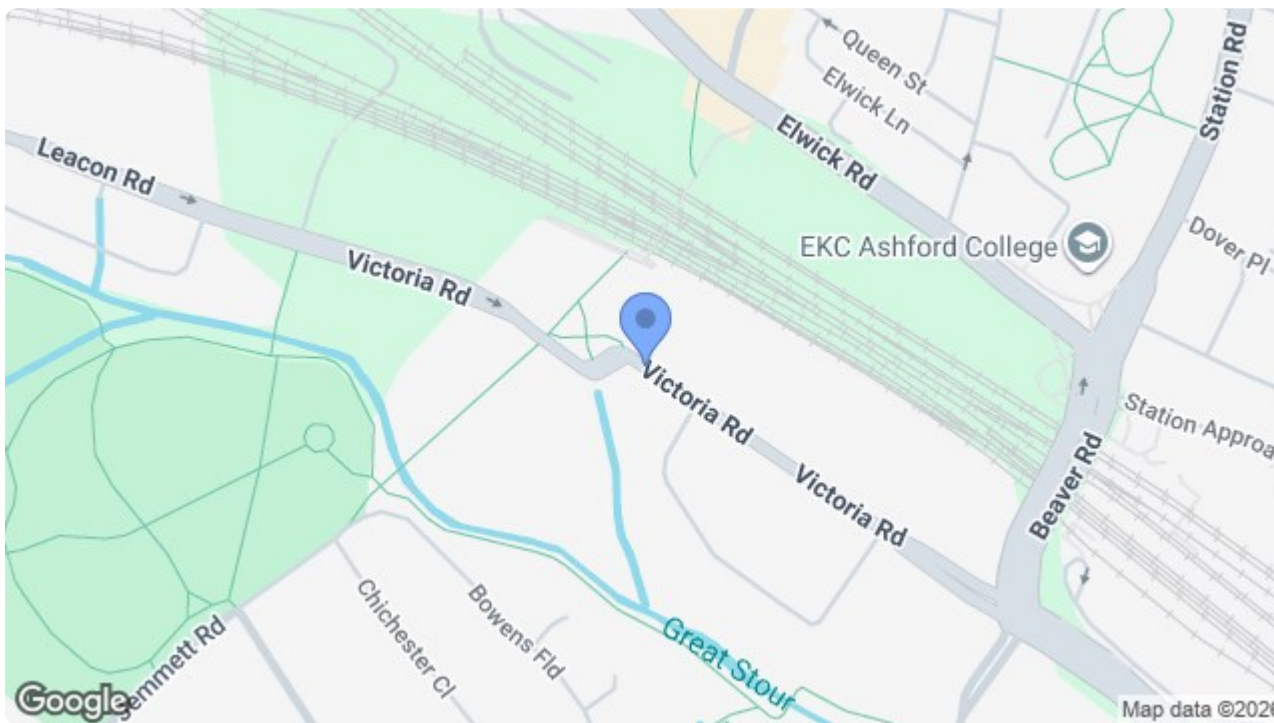
16'0" x 10'6" (4.90m x 3.21m )

### Shower Room

8'0" x 4'8" (2.45m x 1.43m)



## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
		<b>82</b>	<b>82</b>
<b>England &amp; Wales</b>		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) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>88</b>	<b>88</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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