



MARTINS ESTATES

SALES AND LETTINGS

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

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2 Elham Court Matfield Close, Ashford, TN23 5FE

£1,100 Per Month

Welcome to Elham Court, Ashford—a charming property sure to capture your heart! This delightful flat boasts 1 reception room, 2 cosy bedrooms, and a modern bathroom, making it the perfect space for comfortable living.

Situated in a prime location, this well-presented property offers picturesque views overlooking a serene playing field. Imagine waking up to the tranquil sight of greenery right outside your window every morning!

Convenience is key with this property, as it is just a leisurely 25-minute walk to the international passenger station. Whether you're commuting for work or looking to explore beyond Ashford, this location offers easy access to transportation links.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of Elham Court for yourself!

This modern two bedroom, ground floor property is available from 1st June. This property is close to local amenities, is only a 25-minute walk from the train station and is on a local bus route. The property benefits from gas central heating with a Hive heating set up, 3 useful storage cupboards, a modern bathroom with storage and a heated mirror, one allocated parking space, a patio area with direct access to the communal garden, and a communal bike shed. The kitchen has oven, hob, washing machine, dishwasher and fridge freezer.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		82	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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