

# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**17 Norwood Street, Kent, TN23 1QU**

**Auction Guide £240,000**

\*\* Guide Price £240,000 - £250,000\*\*

Auctioned on 11th of February with joint auctioneers Clive Emson.

This is a wonderful investment opportunity. Two self-contained two-bedroom maisonettes occupying the ground and lower ground floors, and the other occupies the first and second floors. 17a is a ground and lower ground floor flat with an entrance into the lounge area and door to the kitchen breakfast room. The kitchen breakfast room has a staircase leading down to the lower ground floor, two bedrooms, and a bathroom. 17b has a door on the ground floor leading up to the first floor with a kitchen, breakfast room, bathroom, and lounge. A further set of stairs leads to the second floor with two bedrooms.

The property is currently let on two separate ASTs, and both flats have significant scope for rent increases. The property is situated in the heart of Ashford on a quiet road close to the memorial gardens and the library and within two minutes of the high street.

The intention is to let the property with existing tenants, however notice can be served if required.

17a

**Lounge**

14'3" x 12'10" (4.34m x 3.91m)

**Kitchen**

11'11" x 10'8" (3.63m x 3.25m)

**Bedroom**

16'11" x 11'0" (5.16m x 3.35m)

**Bedroom**

13' x 11'5" (3.96m x 3.48m)

**Bathroom**

17b

**Lounge**

11'9" x 11'1" (3.58m x 3.38m)

**Kitchen**

12'0" x 11'5" (3.66m' x 3.48m)

**Bedroom**

15'11" x 12'0" (4.85m x 3.66m)

**Bedroom**

13'2" x 11'9" (4.01m x 3.58m)

**Bathroom**

# Norwood Street, Ashford, TN23

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

= Reduced headroom below 1.5m / 5'0

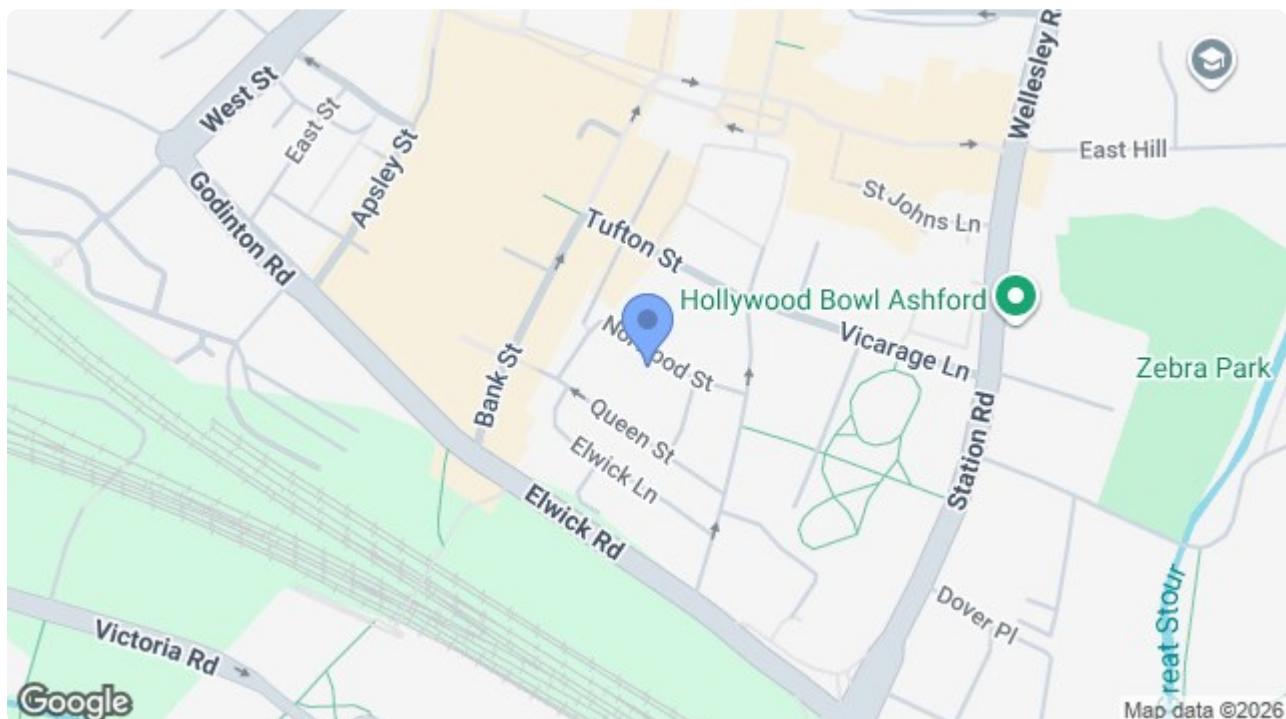


Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1122799)



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	54	60
(21-38)	F		
(1-20)	G		
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	46	53
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 [www.martinsestates.co.uk](http://www.martinsestates.co.uk) email: [sales@martinsestates.co.uk](mailto:sales@martinsestates.co.uk)



Martins Estates Property Management Ltd  
Registered in England and Wales No. 10931401  
Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
Martins Wilkins T/A Martins Estates Sales and Lettings