



**MARTINS**  
**ESTATES**  
SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

**Tel:** 01233 610 444



**69 Forum Way, Ashford, Kent TN23 3RJ**

**Asking Price £199,995**

This superb two-bedroom first-floor apartment is presented in excellent condition throughout and forms part of a well-maintained and highly regarded residential development.

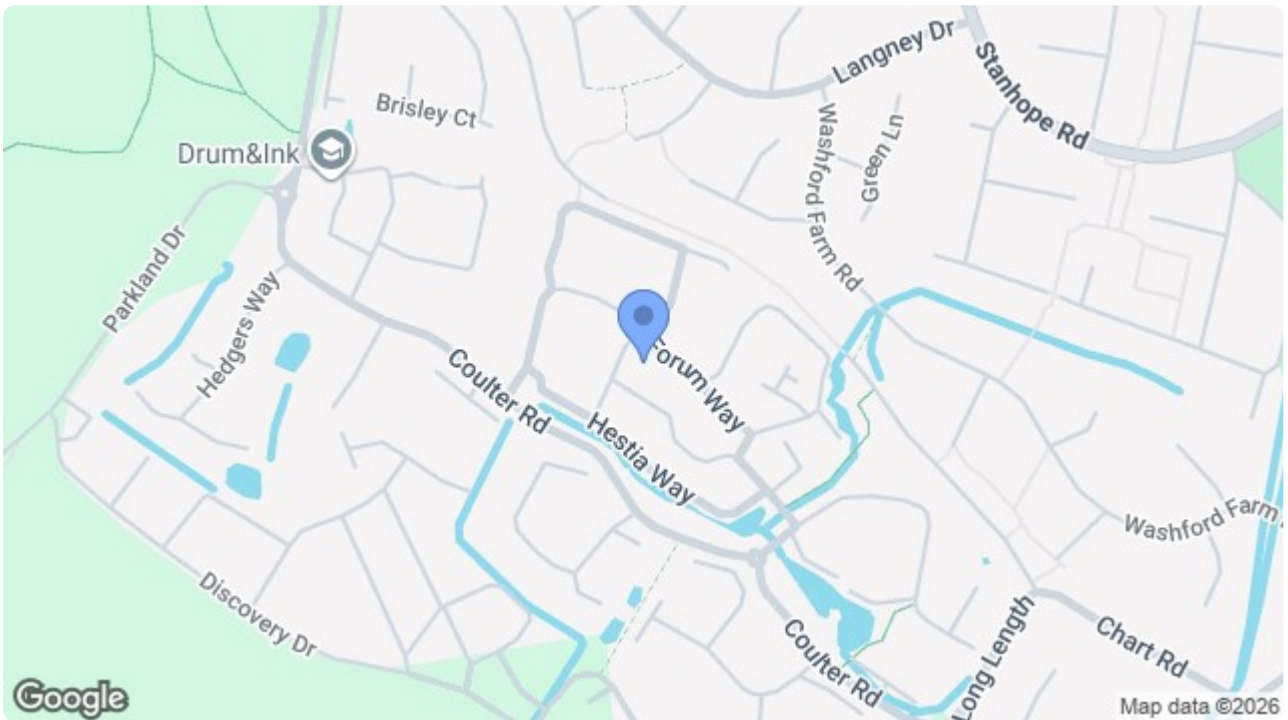
The accommodation is arranged around a bright and spacious lounge/diner with a separate kitchen, thoughtfully designed with work surfaces to two walls. The kitchen is well equipped with a gas hob, electric oven, extractor hood, inset one-and-a-half bowl single drainer sink unit, and space for both a washing machine and fridge/freezer. A comprehensive range of wall units to three walls, together with drawers and cupboards beneath the worktops, are complemented by tiled splashbacks, all finished to a high standard.

The master bedroom benefits from a modern en-suite shower room comprising shower enclosure, WC and wash hand basin. The second bedroom, currently utilised as a dressing room, offers flexible accommodation. A contemporary family bathroom features a fitted bath with shower over, WC, wash hand basin and fitted storage units, with tiled splashbacks.

Externally, the property enjoys the benefit of allocated off-road parking, while the communal areas and grounds are immaculately maintained, reflecting the quality and popularity of the development.

An immaculately presented apartment offering stylish, low-maintenance living in a sought-after location.

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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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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