



# MARTINS ESTATES

SALES AND LETTINGS

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

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**101 Longacre Road, Ashford, TN23 5FR**

**Offers In Excess Of £200,000**

Two-bedroom first-floor apartment presented in outstanding condition throughout, offering bright, well-balanced accommodation ideal for modern living. The property features a recently fitted kitchen with gas hob, electric oven, one-and-a-half bowl single drainer sink unit, extensive work surfaces to three walls, cupboards and drawers below, matching wall units above, and a recently installed Worcester gas boiler providing hot water and central heating.

The light and airy L-shaped lounge/diner offers adaptable living and dining space and benefits from an attractive open box bay window, creating a welcoming and versatile room. The modern bathroom has been recently updated and comprises a bath with a shower and glazed shower screen, WC and wash basin, all finished to a contemporary standard. Further benefits include an open aspect, superbly maintained communal areas with a recently upgraded secure door entry system, and ample off-road parking for residents.

The property is situated within the popular residential area of Singleton, a well-established and sought-after location offering local shops, green open spaces and community facilities, while remaining conveniently close to the town centre.

Ashford is renowned for its excellent transport connections, with Ashford International providing High Speed services to London St Pancras in approximately 37 minutes, making it an ideal choice for commuters. The station also offers strong links across Kent and, via onward connections, access to mainland Europe.

The town itself boasts a wide range of amenities, including McArthurGlen Ashford Designer Outlet, featuring over 100 designer brands, restaurants and cafés, alongside a vibrant town centre with high-street shopping, independent eateries, leisure facilities and excellent road connections via the M20 motorway.

Overall, this superb apartment combines stylish accommodation, excellent commuter links and a well-connected Kent location.

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Sitting/ Dining Room

18'3" x 17'7" (5.58m x 5.36m )

Kitchen

7'5" x 7'3" (2.28m x 2.23m )

Bedroom One

10'11" x9'10" (3.33m x3.00m )

Bedroom Two

9'9" x 6'5" (2.99m x 1.97m )



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Approximate Gross Internal Area = 54.9 sq m / 591 sq ft

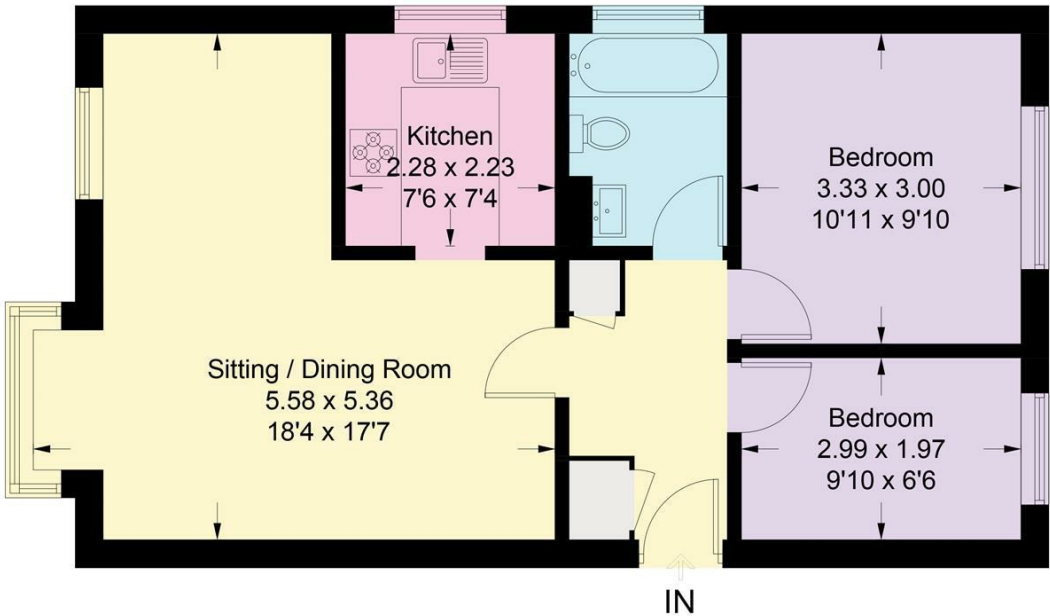


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268649)



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 <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			
England & Wales		EU Directive 2002/91/EC	

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