



# 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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**Sitting Room**

14'5" x 13'4" (4.40m x 4.07m )

**Kitchen**

10'7" x 7'9" (3.25m x 2.37m )

**Bedroom One**

11'6" x 10'10" (3.53m x 3.31m )

**Bedroom Two**

10'8" x 8'2" (3.27m x 2.49m )



# Forum Way, Ashford, TN23

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft

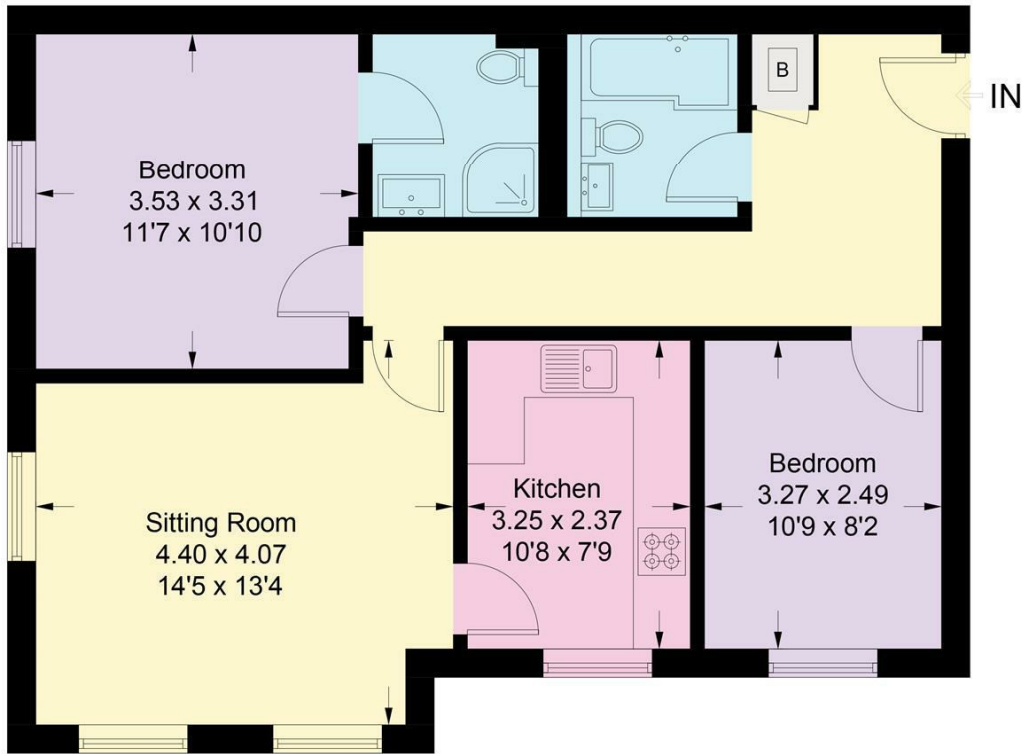
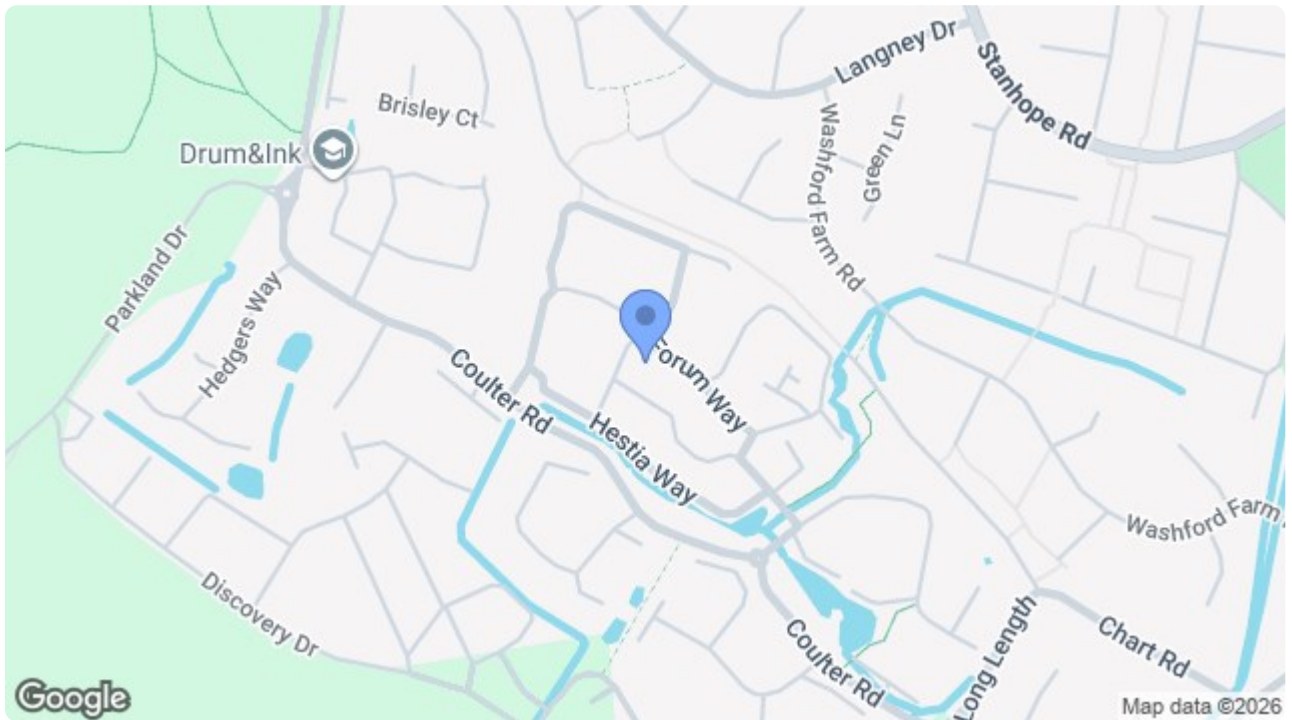


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270308)



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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