



# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

**Tel:** 01233 610 444



## Flat 5 Panorama, Ashford, Kent TN24 8DF

**£95,000**

Welcome to Flat 5, ideally situated on Panorama Park Street in the sought-after town of Ashford, Kent. This attractive apartment combines comfort, practicality, and an excellent location—making it a fantastic opportunity for investors.

#### Strictly Cash Buyers Only

Please note that this property is available to cash purchasers only—mortgage finance is not suitable. This is an essential condition of sale and interested parties must be in a position to proceed with cash funds.

#### Investment Opportunity

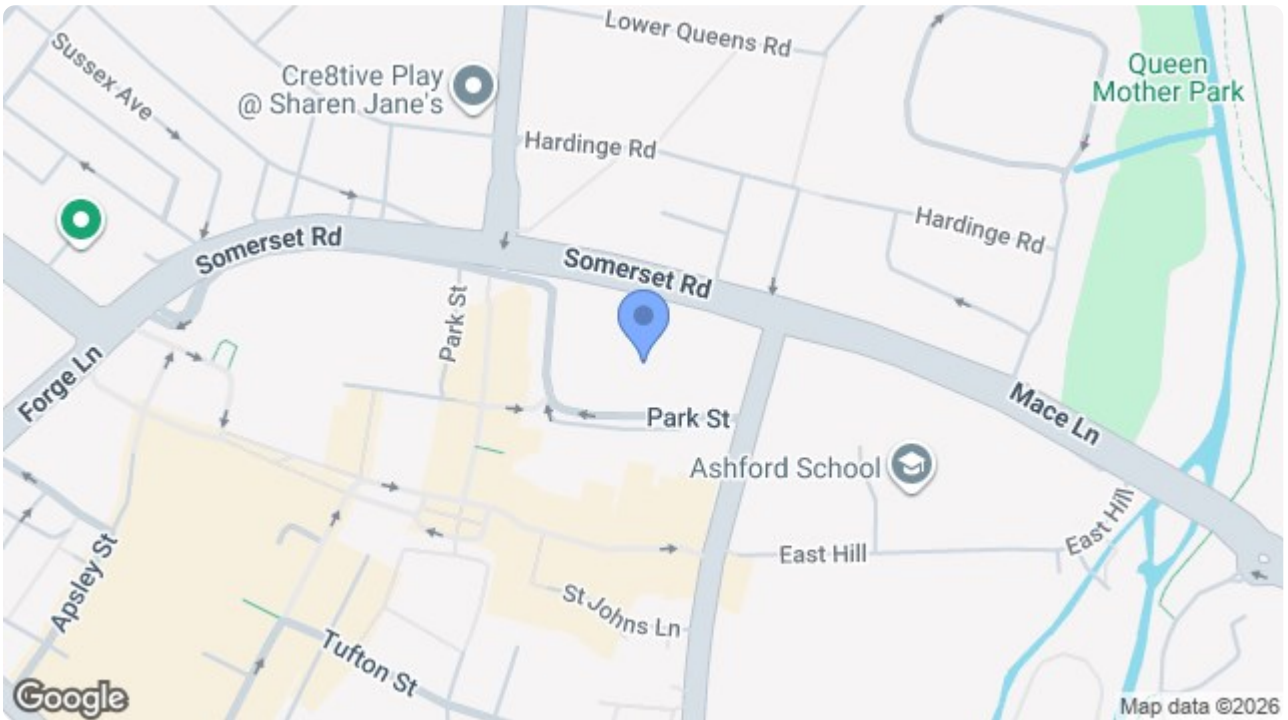
The property is currently tenanted, generating a rental income of £1,095 PCM, offering an immediate return from day one.

Inside, the flat features a generous reception room, perfect for both relaxing and entertaining. There are two well-proportioned bedrooms, providing comfortable accommodation for residents or tenants alike. Large windows throughout allow for plenty of natural light, creating a bright and welcoming living environment.

A particular highlight of the property is the pleasant outlook, offering attractive views that can be enjoyed from the comfort of your home.

The location is highly convenient—within walking distance of Ashford International Station, providing excellent transport links to London and beyond. Positioned within the ring road, the flat also benefits from easy access to a

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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