



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



106 Lower Queens Road, Ashford, TN24 8HE

£1,200 Per Month

Two-Bedroom First Floor Maisonette To Let – Ashford, Kent

Situated in a popular residential location within easy reach of Ashford Town Centre, this well-presented two-bedroom first-floor maisonette offers spacious accommodation and has been recently improved throughout.

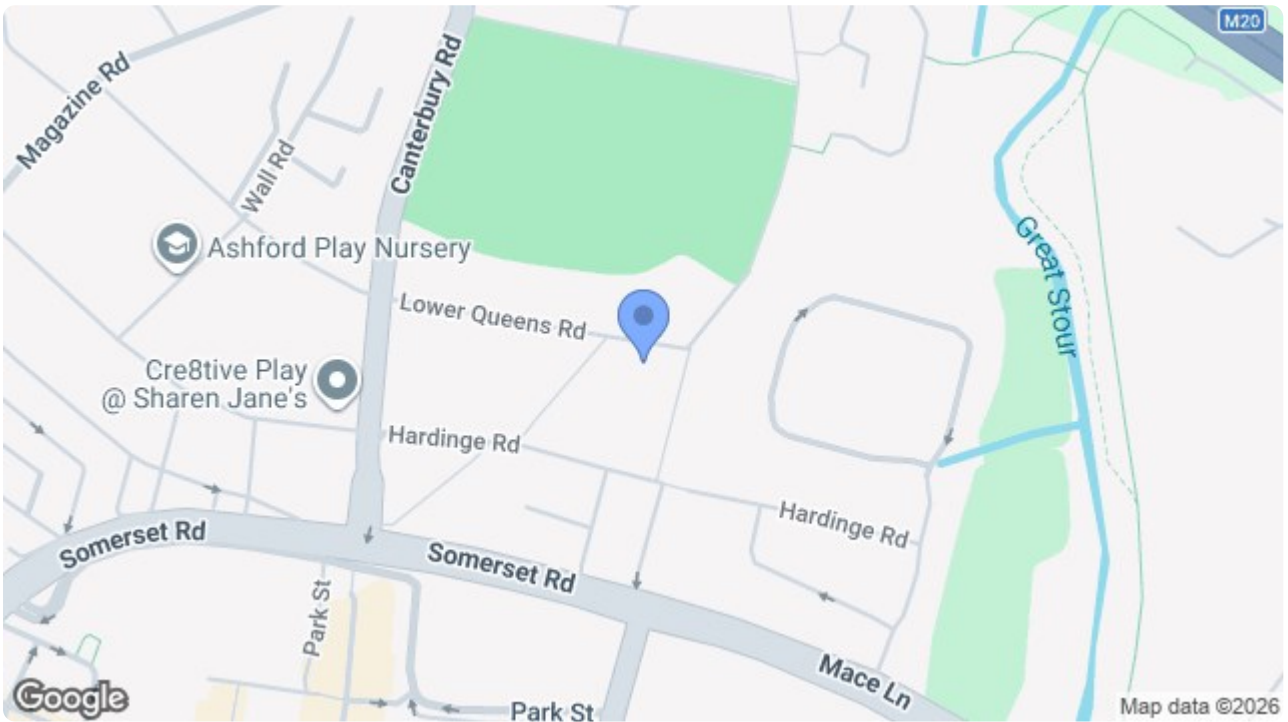
The property is accessed via a private entrance hallway with stairs leading to the first-floor landing, where doors provide access to all principal rooms. There are two generously sized bedrooms, a newly fitted modern kitchen, and a contemporary bathroom complete with an over-bath shower.

Recently redecorated throughout and benefiting from brand-new carpets, the property is presented in excellent condition and provides bright, comfortable accommodation ready for immediate occupation.

Accommodation Comprises:

- * Private entrance hallway
- * First-floor landing
- * Spacious living accommodation
- * Two well-proportioned bedrooms

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		76	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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