



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**flat 6, 13. Canterbury Road, Ashford, Kent TN24 8LE**

**Asking Price £150,000**

A beautifully presented one-bedroom raised ground floor apartment, ideally positioned within easy reach of Ashford town centre. This attractive home has been maintained to a high standard throughout and benefits from generous proportions, enhanced by notably high ceilings and excellent natural light.

The accommodation is thoughtfully arranged and comprises a contemporary open-plan living space with a well-appointed fitted kitchen, complete with breakfast bar—perfect for both everyday living and entertaining. There is a modern bathroom featuring a shower over the bath, along with a spacious double bedroom benefiting from useful high-level storage.

Further advantages include UPVC double glazed windows and a layout that makes this property an ideal first-time purchase, investment opportunity, or convenient lock-up-and-leave.

Location – Ashford, Kent

Ashford is one of Kent's most well-connected and rapidly growing towns, offering an excellent balance of town centre convenience and access to the countryside. The property is situated close to the vibrant town centre, which provides a wide range of shops, restaurants, cafés, and leisure facilities.

A key highlight is the nearby Ashford International railway station, offering high-speed services to London St Pancras in approximately 37 minutes, as well as international connections via Eurostar, making it an exceptional

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	79
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		71	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 [www.martinsstates.co.uk](http://www.martinsstates.co.uk) email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)



Martins Estates Property Management Ltd  
 Registered in England and Wales No. 10031401  
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
 Martins Wilkins T/A Martins Estates Sales and Lettings