



MARTINS ESTATES

SALES AND LETTINGS

69 High Street
Ashford
Kent
TN24 8SF

Tel: 01233 610 444



Room 2 - 73B High Street, Kent, TN24 8SF

£550 PCM

A large double room which is offered furnished, situated in the town centre of Ashford within a property containing three other rooms. Positioned within walking distance of Ashford International Train Station. This room is located on the third floor of the property and overlooks St Mary's Church. Occupants will have use of a communal kitchen and bathroom. The property benefits from high ceilings and feature fireplaces in all rooms. Rent is **INCLUSIVE OF ALL BILLS** and unlimited wireless broadband, but excludes TV licence. The room has been redecorated and new carpet is due to be laid.

Please note there is **NO parking** available with this property.

*** AVAILABLE WITH DEPOSIT-FREE OPTION ***

"This property is available with a Deposit-Free option which means that instead of paying a traditional 5 weeks security deposit, you pay a fee of one week's rent + VAT to become a member of flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk"



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		
	57	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	48	71
England & Wales	EU Directive 2002/91/EC	

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www.martinsestates.co.uk

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