

**MARTINS
ESTATES**

SALES AND LETTINGS



**3 Meridian Court
Ashford, Kent TN23 5UZ**

Offers In Excess Of £169,995

Recessed Open Porch: - Double glazed Door to:

Entrance Hall - Electric storage heater, airing cupboard housing immersion tank, broom cupboard, loft access, doors to:

Kitchen - 9'9 x 9'6 (2.97m x 2.90m) - Double glazed window to front, fitted wall units to one wall and base units to three walls, stainless steel sink and drainer unit, localised tiling, plumbing and space for washing machine, space for oven, wall mounted convector heater, telephone point.

Lounge - 13'4 x 11'9 (4.06m x 3.58m) - Double glazed window to rear, double glazed sliding patio doors to rear, electric storage heater, TV aerial point.

Bedroom One - 11'9 x 11'1 (3.58m x 3.38m) - Double glazed window to rear, built in wardrobe with mirror fronted sliding full height doors.

Bedroom Two - 10'5 x 9'5 (3.18m x 2.87m) - Built in wardrobe with mirror fronted sliding full height doors.

Bathroom - With bath, pedestal wash hand basin and low level WC, local wall tiling.

Garden - Patio seating area which opens onto a communal garden.

Residents Parking -

Tenure - Leasehold - Balance of 99 year lease from 1984.

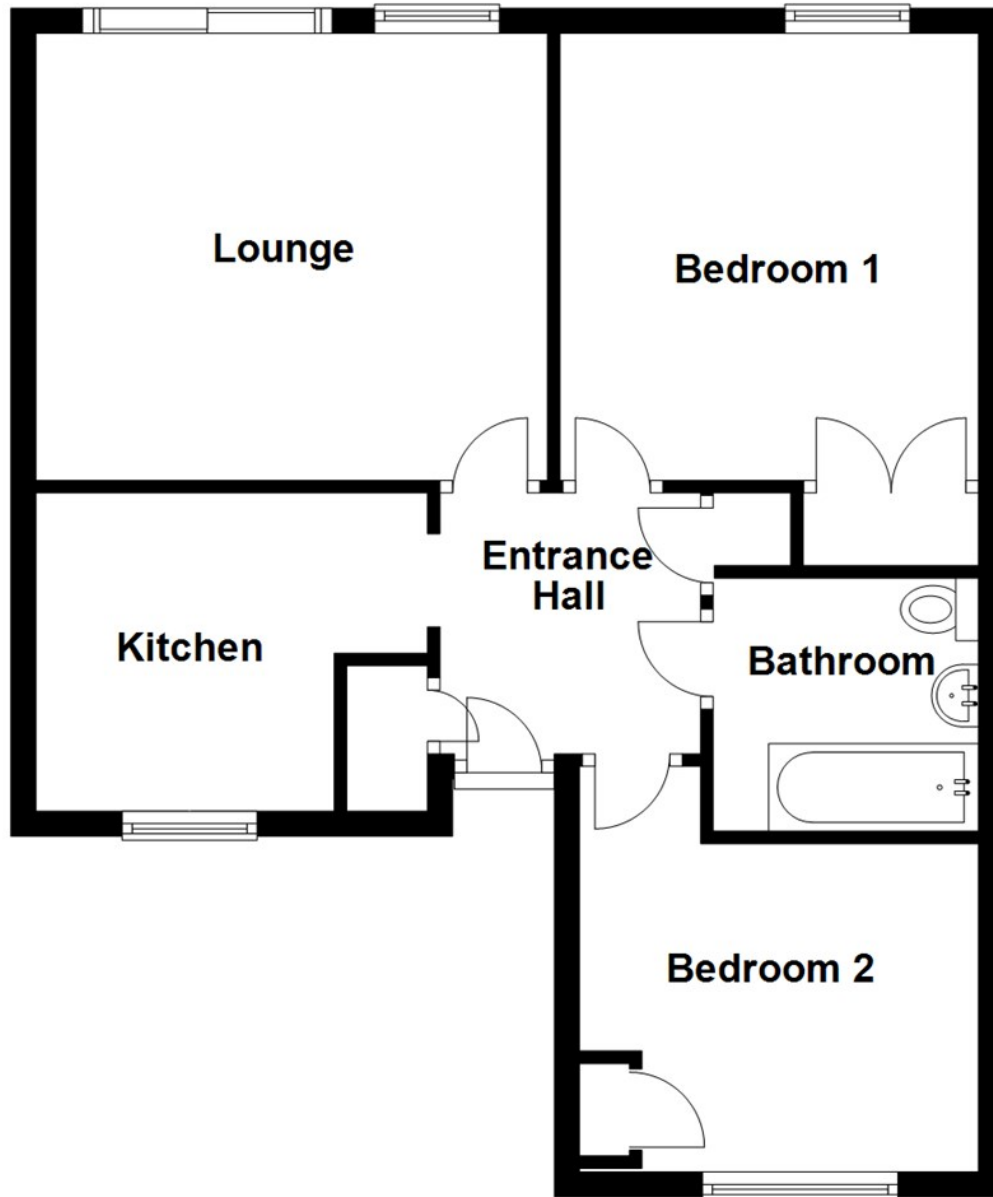
Services - Mains water, electric and drainage.

Council Tax - Ashford Borough Council Band: C.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		51	
(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 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			
England & Wales EU Directive 2002/91/EC			

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