



# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610444



**39 Gravelly Field, Ashford, TN23 5HR**

**Asking Price £172,500**

A well presented two bedroom apartment situated in the popular area of Singleton!  
The property comprises entrance hall, fitted kitchen with oven, fridge/freezer and washing machine.  
Lounge/diner, two good size double bedrooms, bathroom, electric storage and off road parking. New photos and measurements to follow.

## 39 Gravelly Field, Ashford, TN23 5HR

Door to:

### Kitchen

6'5" x 11'3" (1.96m x 3.44m)

Window to side.

### Bedroom 1

14'7" x 2'3" (4.45m x 0.69m)

Two windows to side, door to:

### Bathroom

Door to:

### Bedroom 2

8'2" x 12'2" (2.50m x 3.70m)

Window to side, door to:

### Lounge

11'5" x 9'8" (3.47m x 2.94m)

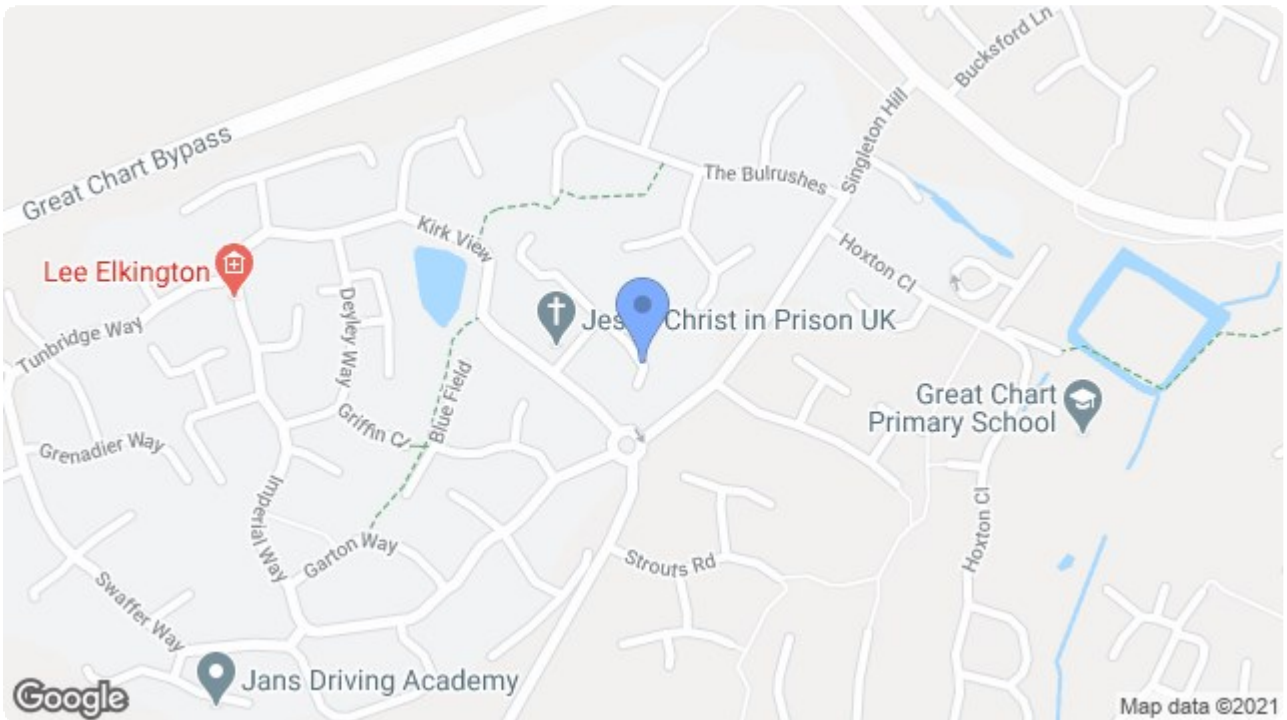
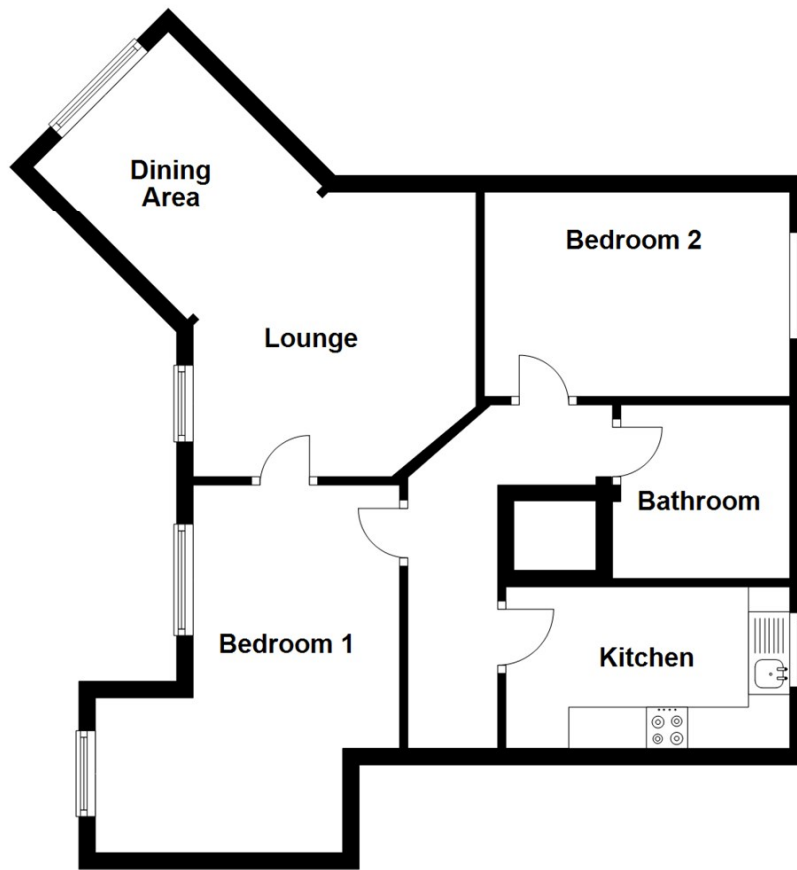
Window to side, open plan to:

### Dining Area

11'6" x 0'9" (3.51m x 0.23m)

Window to rear.

## Ground Floor



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>		<b>81</b>	<b>81</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			
<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>		<b>69</b>	<b>69</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			
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[www.martinsstates.co.uk](http://www.martinsstates.co.uk)

email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)