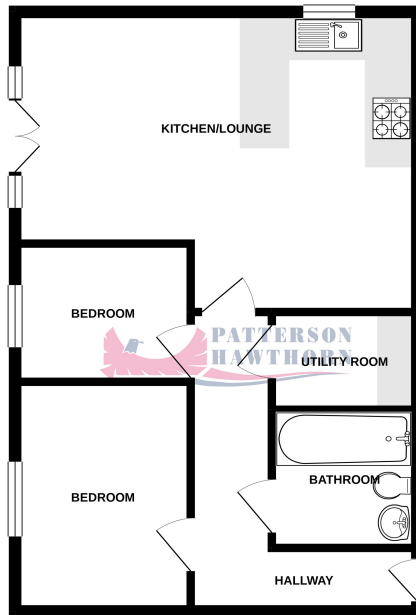


GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2021)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	81	83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



## Capstan Drive, Rainham

Offers in Excess of £210,000

- TWO BEDROOMS FIRST FLOOR FLAT
- NO ONWARD CHAIN
- SITUATED JUST 0.1 MILES FROM RAINHAM C2C STATION
- MODERN OPEN PLAN LIVING & UTILITY ROOM
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- ALLOCATED PARKING
- NEW CARPETS TO BE FITTED IMMEDIATELY
- IDEAL FIRST TIME BUY / INVESTMENT



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to:

## **FIRST FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Radiator.

### **Bedroom One**

3.31m x 2.52m (10' 10" x 8' 3") Double glazed windows to rear, radiator, fitted carpet.



### **Bedroom Two**

2.52m x 1.98m (8' 3" x 6' 6")  
Double glazed windows to rear,  
radiator.

### **Open Plan Living / Kitchen**

5.74m x 4.3m (18' 10" x 14' 1") >  
3.34m (10' 11") Double glazed  
windows to rear, uPVC framed  
double doors to rear opening to  
Juliette balcony, double glazed  
window to side. Kitchen area;  
range of matching wall and base  
units, laminate work surfaces,  
inset sink and drainer with mixer  
tap, integrated oven, four ringed  
gas hob, extractor hood, space  
for appliance, tiled splash backs,  
tiled flooring. Living area;  
radiator, carpet to be fitted.



### **Utility Room**

2.07m x 1.27m (6' 9" x 4' 2") Space  
and plumbing for appliances,  
laminate work surface, boiler,  
tiled splash backs, tiled flooring.



### **Bathroom**

2.07m x 2.0m (6' 9" x 6' 7") Low  
level flush WC, hand wash basin,  
panelled bath with shower  
attachment, radiator, tiled splash  
backs, tiled flooring.

