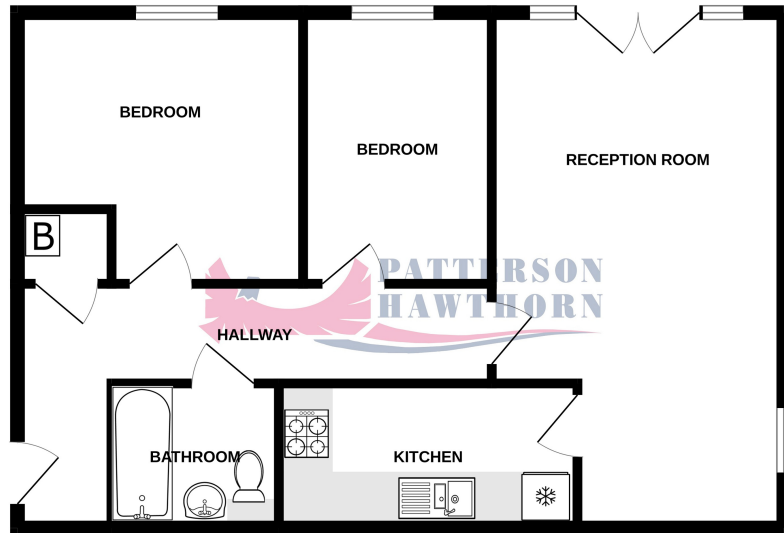


GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Merge 1/2/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Capstan Drive, Rainham

£230,000

- TWO BEDROOM FIRST FLOOR FLAT
- EXCELLENT CONDITION THROUGHOUT
- SEPARATE 12' KITCHEN GIVING MORE LIVING SPACE
- SITUATED NEXT TO RAINHAM C2C STATION
- GATED ALLOCATED PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

FIRST FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Built in storage cupboard housing boiler, radiator, engineered oak flooring.

Reception Room

6.32m x 3.58m (20' 9" x 11' 9") > 2.53m (8' 4") Double glazed windows to side, uPVC framed double doors and double glazed windows to rear opening to Juliet balcony, two radiators, engineered oak flooring.



Kitchen

3.66m x 1.77m (12' 0" x 5' 10") A range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, integrated fridge and freezer, tiled splash back, woodgrain effect vinyl flooring.



Bedroom Two

3.32m x 2.31m (10' 11" x 7' 7") Spotlight bar to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom One

3.5m x 3.32m (11' 6" x 10' 11") Double glazed windows to rear, radiator, fitted carpet.



Bathroom

2.05m x 1.75m (6' 9" x 5' 9") Panelled bath, rainfall shower, hand wash basin set on base units, low level flush WC, tiled walls, chrome hand towel radiator, tiled flooring.

