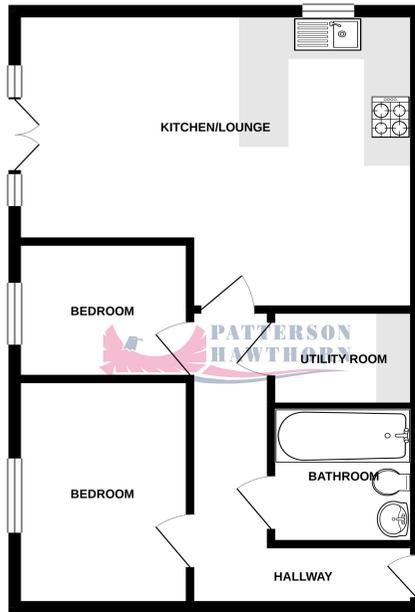


GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



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 these, windows, doors 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, fittings 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</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, Scotland &amp; Wales</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 500 000

Rainham@pattersonhawthorn.co.uk



## Capstan Drive, Rainham

£214,950

- TWO BEDROOMS SECOND FLOOR FLAT
- NO ONWARD CHAIN
- LOCATED NEXT TO RAINHAM C2C STATION
- OVER 100 YEARS REMAINING ON LEASE
- OPEN PLAN KITCHEN/RECEPTION WITH JULIETTE BALCONY
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY OR INVESTMENT
- EPC Rating B



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 second floor.

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Wall mounted security entrance phone, radiator, underlay flooring.

### **Kitchen / Diner / Reception Room**

5.74m x 4.3m (18' 10" x 14' 1") > 3.35m (11' 0") Kitchen area; double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, boiler, space and plumbing for appliance, tiled splash backs, tiled flooring, reception area; double glazed windows and uPVC framed double doors to rear opening to Juliet balcony, radiator, underlay flooring.



### **Bedroom One**

3.31m x 2.5m (10' 10" x 8' 2")  
Double glazed windows to rear,  
radiator, underlay flooring.

### **Bedroom Two**

2.51m x 1.98m (8' 3" x 6' 6")  
Double glazed windows to rear,  
radiator, underlay flooring.

### **Bathroom**

2.08m x 1.98m (6' 10" x 6' 6") Low  
level flush WC, hand wash basin  
with tiled splash back, panelled  
bath, shower, radiator, part tiled  
walls, vinyl flooring.

### **Utility Room**

2.07m x 1.27m (6' 9" x 4' 2")  
Laminate surface with space and  
plumbing for appliances under,  
tiled splash back, tiled flooring.