



Total area: approx. 40.9 sq. metres (440.7 sq. feet)



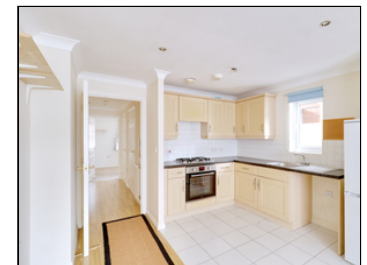
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Capstan Drive, Rainham

£175,000

- ONE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- EPC RATING C & COUNCIL TAX BAND B
- GOOD CONDITION & IMMACULATELY PRESENTED
- UTILITY ROOM
- GAS CENTRAL HEATING
- LOCATED OPPOSITE RAINHAM C2C STATION
- 129 YEARS REMAINING ON LEASE
- ALLOCATED PARKING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(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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GROUND FLOOR

Communal Entrance

Via security phone entry system into ground floor communal hallway leading to:

Front Entrance

Via hardwood door opening into:

Entrance Hall

Inset spotlights to ceiling, wall mounted security entrance phone, radiator, laminate flooring.

Open Plan Kitchen / Reception Room

5.52m x 4.45m (18' 1" x 14' 7") Kitchen area: Double glazed window to side, inset spotlights to ceiling, 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, space and plumbing for appliance, space for freestanding fridge freezer, tiled splashbacks, tiled flooring. Reception area: Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.



Bedroom

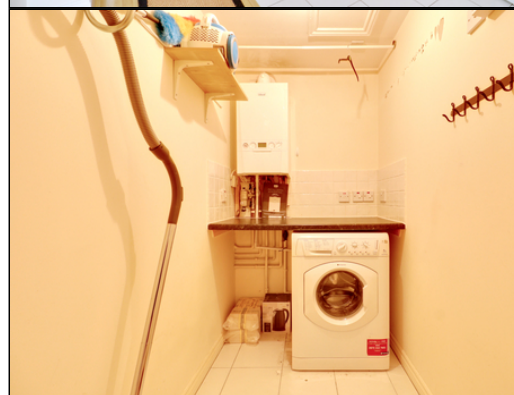
3.09m x 2.92m (10' 2" x 9' 7") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.02m (Max) 1.9m (6' 8" x 6' 3") Inset spotlights to ceiling, low level flush WC, hand wash basin with tiled splashback, panelled bath with shower attachment, part tiled walls, radiator, tiled flooring.

Utility Room

2.02m x 1.24m (6' 8" x 4' 1") Boiler, fuse box, laminate worksurfaces, space and plumbing for washing machine, tiled splashback, tiled flooring.



EXTERIOR

Communal gardens and allocated parking (one space) to front.

