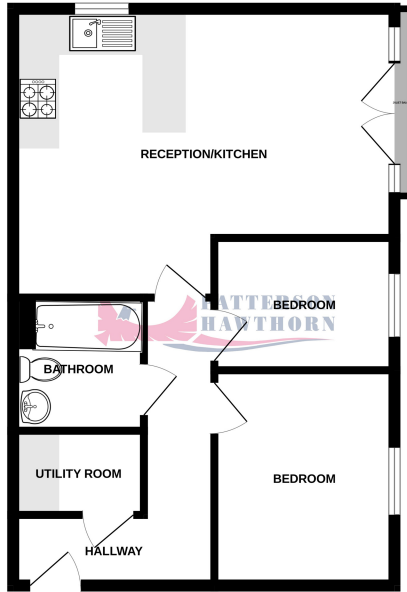


GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.
While 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 HomePlan 51022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(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 BEDROOMS SECOND FLOOR FLAT
- NO ONWARD CHAIN
- RECENTLY REDECORATED & NEW CARPETS
- 18' MODERN OPEN PLAN LIVING WITH JULIET BALCONY
- UTILITY ROOM
- OVER 100 YEARS REMAINING ON LEASE
- SITUATED NEXT TO RAINHAM C2C STATION
- GATED ALLOCATED PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to:

Front Entrance

Via hardwood door, opening into:

Hallway

Radiator, fitted carpet.

Reception Room/Kitchen Diner

5.72m x 4.32m (18' 9" x 14' 2") > 3.43m (11' 3") Kitchen area: spotlight bar to ceiling, double glazed window to side, a range of matching wall and base units, laminate work surfaces, integrated oven, four ring gas hob, extractor hood, space for appliance, tiled splash backs, vinyl flooring.

Reception area; double glazed windows and uPVC framed double doors to front opening to Juliet balcony, two radiators, fitted carpet.



Bedroom One

3.22m x 2.62m (10' 7" x 8' 7").
Double glazed windows to front,
radiator, fitted carpet.

Bedroom Two

2.62m x 1.97m (8' 7" x 6' 6").
Double glazed windows to front,
radiator, fitted carpet.



Bathroom

1.99m x 1.95m (6' 6" x 6' 5").
Panelled bath with shower
attachment, low level flush WC,
hand wash basin with tiled splash
back, part tiled walls, radiator,
tiled flooring.

Utility Room

1.95m x 1.26m (6' 5" x 4' 2").
Laminate work surface with tiled
splash backs, space and plumbing
for appliances, boiler, tiled
flooring.



EXTERIOR

Front Exterior

Gated allocated parking.

