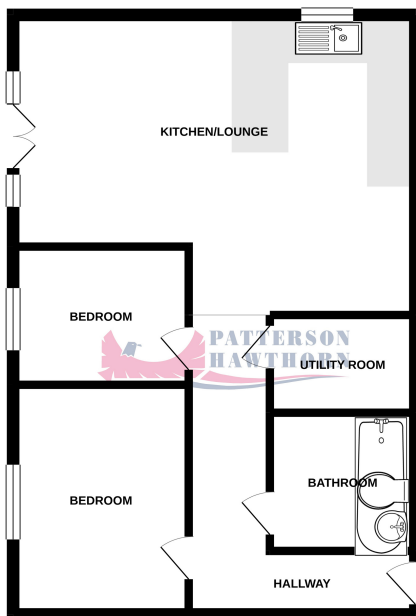


GROUND FLOOR  
532 sq. ft. (49.4 sq. m.) approx.



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10203

### 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>	82	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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	87	88
(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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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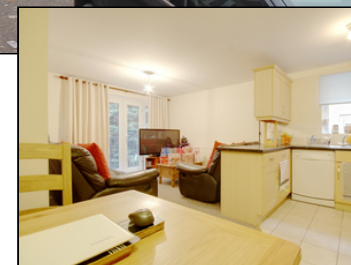
Rainham@pattersonhawthorn.co.uk



## Capstan Drive, RAINHAM

£220,000

- TWO BEDROOMS
- FIRST FLOOR FLAT
- MODERN OPEN PLAN LIVING
- GATED DEVELOPMENT
- CLOSE TO AMENITIES
- ALLOCATED PARKING
- NEXT TO RAINHAM STATION
- NO ONWARD CHAIN



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## GROUND FLOOR

### **Communal Entrance**

Via security phone entrance system, stairs to first floor.

### FIRST FLOOR

### **Front Entrance**

Via hardwood door into:

### **Hallway**

Radiator, Fitted carpet.

### **Utility Room**

Laminate work surface, space and plumbing for washing machine, tiled splash back, tiled flooring.

### **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 1.99m (8' 3" x 6' 6") Double glazed windows to rear, radiator, fitted carpet.



### **Bathroom**

2.08m x 1.99m (6' 10" x 6' 6") Panelled bath with shower attachment, low level flush WC, hand wash basin, tiled splash back, radiator, tiled flooring.

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

5.75m x 4.29m (18' 10" x 14' 1") > 3.35m (11' 0") Kitchen area; range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for dishwasher, space for free standing fridge freezer, tiled splash backs, tiled flooring, living area; radiator, fitted carpet, double glazed windows to rear and uPVC framed door opening to Juliette balcony to rear.

### EXTERIOR

### **Front Exterior**

Allocated parking.