



Edward Court, Capstone Road, Chatham, ME5 7TY

£90,000

- Second Floor Studio Apartment
- No Onward Chain
- Ideal Investment Purchase
- Off Road Parking
- No Ground Rent
- 148 Year Lease Remaining

12 Edward Court, Capstone Road, Chatham ME5 7TY

We offer to the market for sale this second floor studio apartment, set within a building of similar purpose built properties on Capstone Road, Chatham. The property is located close to the M2/M25 motorway networks and set on a main bus route for surrounding areas and comes with off road communal parking facilities to the rear of the building. Close to Chatham High Street and Hempstead Shopping Valley both offering a wide range of shops and amenities but also within walking distance of the local recreational park. This property would make an ideal investment opportunity or first time purchase. Once inside the entrance hall you will find the kitchen with an open hatch to the living space with built in appliances and on the opposite side the bathroom. Further down the hallway is a generously sized living area with double patio doors opening to a Juliet balcony. 148 years remaining on the lease. Service charge £110.00 per month. No ground rent. Contact the sales team at Wright & Co today to book your viewing appointment!



Council Tax Band: A



ENTRANCE HALL

Telephone entry system, carpet, doors to:

LOUNGE/BEDROOM

14'5" x 12'1"

Sliding patio doors leading to Juliet balcony, window to side, radiator

KITCHEN

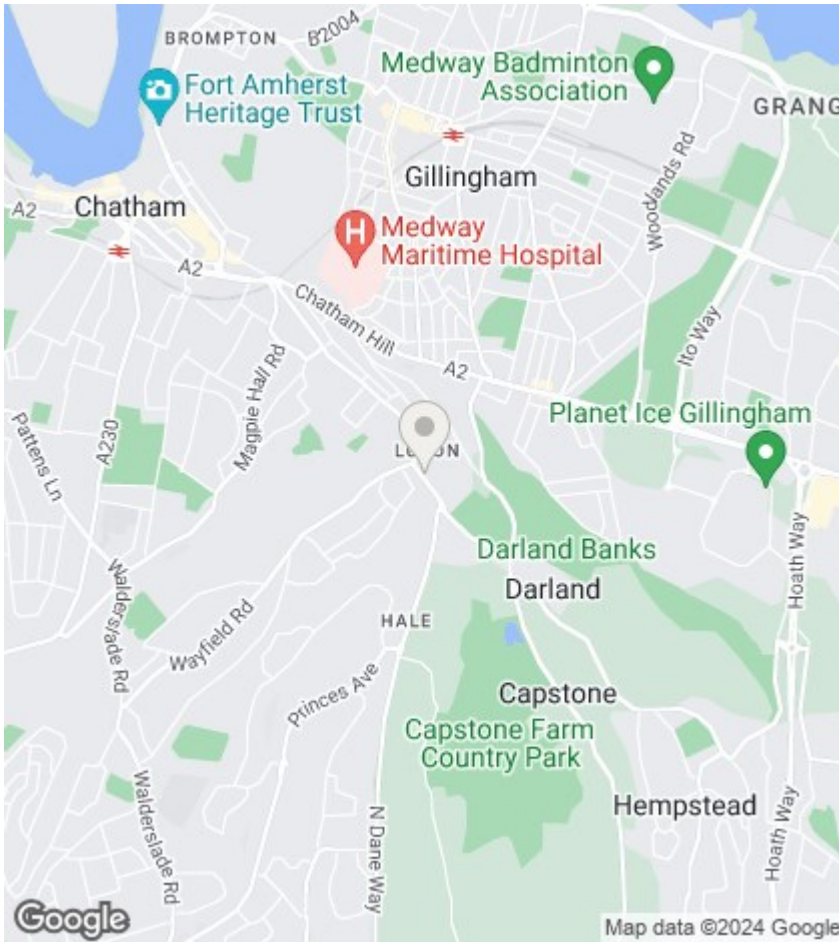
5'8" x 8'6"

Range of base and eye level cupboard and drawer units, single drain acrylic sink unit with mixer tap, built in oven with four ring gas hob over, extractor hood, open hatch to lounge area, half tiled walls, vinyl flooring. Cupboard housing combi boiler for central heating and domestic hot water supply

BATHROOM

5'10" x 4'11"

White suite comprising of panelled bath with hand shower, pedestal wash hand basin and low level W.C, tiled floor, half tiled walls



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	