



PROPERTY
ESTATE AGENCY

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45 Capel Road

From £170,000

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- NO FORWARD CHAIN
- Two Bedrooms
- Modern fitted Kitchen and Bathroom
- Council Tax - A
- Spacious Maisonette
- Allocated Parking
- Convenient Location
- Energy rating - C



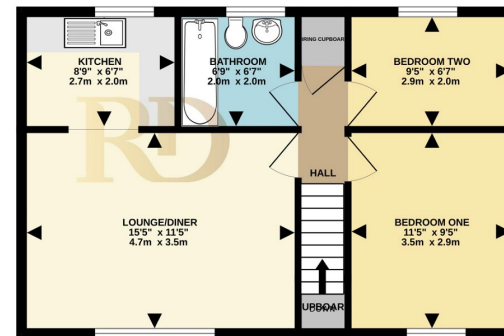
Inviting Offers Between £170,000 - £190,000! ITS ME AGAIN WITH THIS SPACIOUS MAISONETTE WITH THE ADDED BENEFIT OF NO FORWARD CHAIN AND IDEALY LOCATED TO THE SOUTH SIDE OF SITTINGBOURNE WITHIN WALKING DISTANCE TO SITTINGBOURNE HIGH STREET AND MAINLINE RAILWAY STATION. RD Property is happy to bring to the market this two-bedroom maisonette. The accommodation features an Entrance Hallway with stairs leading to the first floor, a Lounge with a view over the park, a well-appointed Kitchen, a modern Bathroom, and Two Bedrooms. External amenities include communal parking to the side and access to communal gardens at the rear. This property is well-suited for both First Time Buyers and Investors. Capel Road is located to the south of Sittingbourne and is within a short distance to favoured Primary and Secondary schools, town Centre and local shops. Call RD Property today to arrange your viewing.





GROUND FLOOR
38.14m² (103.41 sq.ft) approx.

1ST FLOOR
157.14m² (407.14 sq.ft) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
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Energy performance certificate (EPC)		
45, Capital Road SETTINGSOURCE M25 4AP	Energy rating C	Valid until: 3 July 2027 Certificate number: 9831-2847-7834-9170-5375
Property type	Top-floor maisonette	
Total floor area	51 square metres	

Rules on letting this property

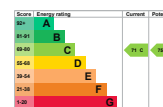
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-rules)
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Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



Whilst we as Estate Agents on behalf of the vendors endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. The Vendors have checked and approved these particulars.

IMPORTANT

These particulars are intended to give a fair description, but their accuracy cannot be guaranteed, and are not to be taken as forming any part of a resulting contract. They are issued on the basis the property is still available and on the understanding that all negotiations are conducted through the agents.