



95 The Peninsula, Pegasus Way

Gillingham, ME7 1GE

Guide price £275,000



PRICE GUIDE £275,000 - £300,000. No Onward Chain This luxury two-bedroom apartment on the fourth floor offers approximately 727 square feet of high-specification living space with panoramic estuary views. The wrap-around balcony spans the living area and master bedroom, creating a seamless indoor-outdoor flow. The master bedroom includes an en suite shower room and a water cooled air conditioning system installed by the owner. The open-plan kitchen and lounge feature granite worktops, integrated appliances, an induction hob, and sleek laminate flooring. The second bedroom benefits from built-in wardrobes, while the main bathroom is fitted with a bath and overhead shower, heated towel rail, and tiled flooring.

Additional features include double glazing, radiators throughout, a storage cupboard in the entrance hall, and access to a residents' Wi-Fi lounge and gym. An allocated parking permit is also included. Located in the heart of the Medway Towns, offering a balance of tranquillity and convenience. With direct train links to London and access to shopping destinations like Hempstead Valley and Bluewater, the area is ideal for commuters and families alike. A wide range of leisure facilities including Capstone Country Park, Riverside Country Park, Berengrave Nature Reserve, Great Lines Heritage Park, the Ski & Snowboard Centre, and Planet Ice are all located nearby.

The property is leasehold with approx. 981 years remaining. The vendor advises the ground rent is £300 PA and service charge is £2600 PA. This would need to be verified by your solicitor.



Entrance Hall

11'6 x 5'1 max (3.51m x 1.55m max)

Open Plan Kitchen/Lounge

18'5 x 15'4 (5.61m x 4.67m)

Bedroom One

11'4 x 10'7 (3.45m x 3.23m)

En-Suite

Bedroom Two

10'9 x 9'5 (3.28m x 2.87m)

Bathroom

Utility/ Storage Room

5'5 x 4'4 (1.65m x 1.32m)

Balcony

Important Notice -

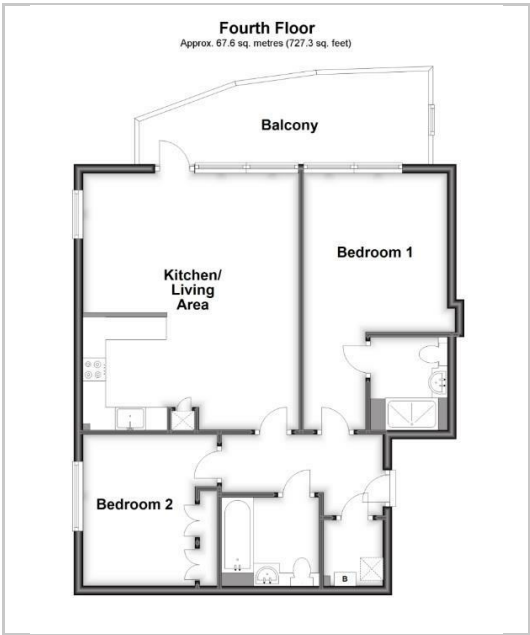
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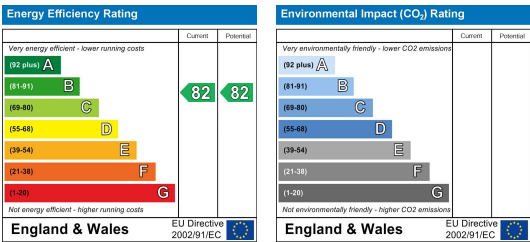
Area Map



Floor Plans



Energy Efficiency Graph



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