



## The Peninsula, Pegasus Way, Gillingham

0179 000

  
**MARTIN & CO**

# The Peninsula, Pegasus Way, Gillingham

Date Available:

Deposit:

null

- ONE BEDROOM APARTMENT
- WHITE GOODS INCLUDED
- BALCONY OVERLOOKING RIVER MEDWAY
- RESIDENTS WI-FI LOUNGE
- RESIDENTS GYM
- SECURE UNDERGROUND PARKING FOR ONE CAR
- SECURE BICYCLE STORAGE
- COMMUNAL GARDEN WITH SEATING AREA
- WALKING DISTANCE TO ASDA SUPERSTORE
- EPC ENERGY RATING B

For sale is an immaculate, one-bedroom flat that boasts a beautiful view. Situated in a quiet locale, this property is perfect for those seeking peace and serenity, with the added benefit of nearby cycling routes for the outdoor enthusiast.

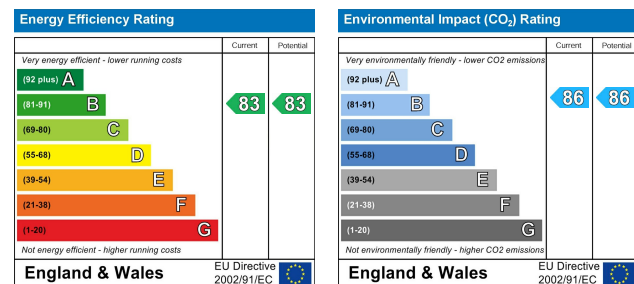
The property is of excellent condition, having been meticulously maintained, and the interiors are as pristine as the day it was built. It offers a spacious reception room, ideal for entertaining or simply relaxing after a long day. The reception room is filled with ample natural light, creating a warm and inviting atmosphere.

The flat comprises one well-proportioned bedroom which provides a restful retreat. The bedroom, like the rest of the property, is finished to a high standard, and you can wake up to the beautiful view offered by this incredible location.

The property also features a modern bathroom, complete with top-of-the-range fixtures and fittings. Despite the absence of a kitchen, the property's location allows for easy access to a plethora of dining options.

An added advantage of this property is its impressive EPC rating of B, reflecting its energy efficiency and making it an environmentally friendly choice. This immaculate flat is a fantastic opportunity not to be missed, offering a unique combination of tranquillity and convenience in a highly sought-after location. This could be the perfect place for you to call home.

Lease remaining: 983 years  
Annual Service Charge: £2083.92pa  
Ground rent: £250pa  
Leasehold  
Council Tax Band C  
EPC Rating B



Martin & Co Medway Lettings  
161 High Street, Rochester, Kent, ME1 1EH  
01634 838700 . medway@martinco.com

01634 838700  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

