

Peninsula Quay, Gillingham

2 Bedroom, 2 Bathroom, Apartment

£245,000



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- TWO BEDROOM APARTMENT
- EN-SUITE TO MASTER BEDROOM
- MIRRORED WARDROBES
- INTEGRATED SMEG APPLIANCES
- SECURE PARKING FOR ONE CAR
- SECURE BIKE SHED
- RESIDENTS WI-FI LOUNGE
- RESIDENTS GYM
- VIDEO ENTRY SYSTEM
- LOCATED ON A RIVERSIDE COMMUNITY

I am delighted to present this immaculate flat for sale, a truly exceptional property that stands out in the market. The property boasts an open-plan design, which is a unique feature that adds a contemporary touch to the flat. The flat's condition is top-tier, reflecting the highest standards of living.

The property offers two spacious and beautifully decorated bedrooms along with two modern bathrooms, one being an en-suite. The flat also includes one reception room, a perfect space for entertaining guests or enjoying a quiet evening at home. The kitchen is a standout feature, fully equipped and designed to inspire culinary creativity.

The flat has an EPC rating of 'B', which is a testament to its energy efficiency. This will certainly contribute to lower utility costs and a more sustainable lifestyle. Council tax falls within band 'C', which is considered to be an affordable rate.

The location of the property is a true highlight. It is situated in a sought-after location, within walking distance to local amenities, public transport links, and beautiful walking routes. This combination of city convenience and natural beauty makes it an ideal location for a balanced lifestyle.

This property is ideal for first-time buyers looking to step onto the property ladder, as well as investors seeking a valuable addition to their portfolio. A property with such high standards and in such an enviable location is a rare find. I would highly recommend arranging a viewing at your earliest convenience.
EPC B

Open Plan Kitchen and Lounge
18'8" x 16'9"

Bedroom 1
12'4" x 11'7"

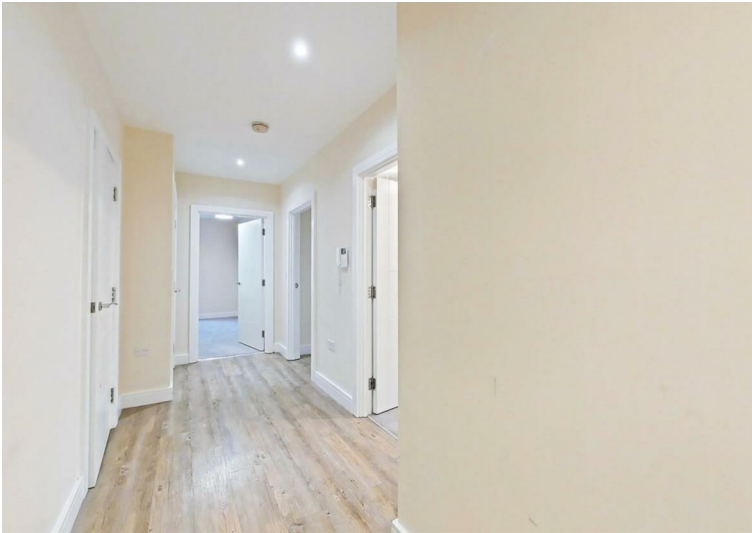
Bedroom 2
16'9" x 12'7"

Ensuite
7'6" x 6'7"

Bathroom
6'10" x 6'3"

Balcony
16'9" x 5'2"





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



2nd Floor
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.
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