



**Peninsula Quays, Gillingham, Kent,
ME7 1GL**

01 350 5000


MARTIN&CO

Peninsula Quays, Gillingham, Kent, ME7 1GL

Apartment
1 Bedrooms, 1 Bathroom

£1,250 PCM

- CHARMING ONE BEDROOM FLAT
- ONE UNDERGROUND PARKING SPACE
- MODERN KITCHEN WITH APPLIANCES
- HIGH ENERGY EFFICIENCY EPC B
- FTTC INTERNET 80MB SPEED
- EXCELLENT MOBILE CONNECTIVITY
- URBAN LOCATION WITH AMENITIES
- BALCONY
- NO DEPOSIT SCHEME AVAILABLE
- AVAILABLE END OF MARCH/EARLY APRIL 2025

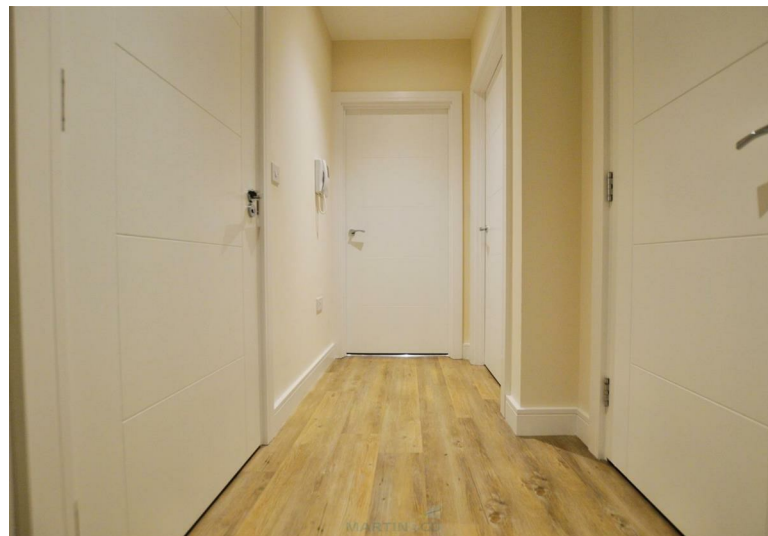
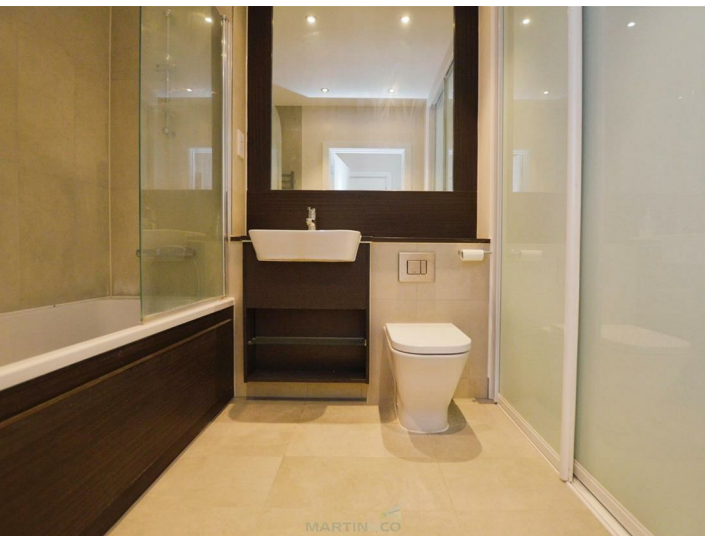
This charming, energy-efficient one-bedroom flat in an urban area offers modern amenities, including a balcony, parking, high-speed internet, integrated appliances, and excellent mobile connectivity, making it an ideal, convenient living space for single professionals or couples.

NO DEPOSIT OPTION AVAILABLE

AVAILABLE LATE APRIL/EARLY MAY 2025

Please Note: The images used in this advertisement were taken at a previous date. While they provide a general representation of the property, the current condition may differ. Prospective tenants are encouraged to arrange a viewing to assess the property in its present state.

If you would like to arrange a viewing for this property, please submit an online enquiry to us via this website using the 'email agent' or 'request details' button.



I'm pleased to present this charming one-bedroom flat, which is currently available to let. The property is in good condition, reflecting its well-maintained status. With a single bedroom, bathroom, reception room, and kitchen, the flat offers a comfortable and compact living space that is ideal for single professionals or couples.

The reception room provides a cosy and welcoming space for relaxation or entertaining. The kitchen is a practical and modern space, benefiting from integrated appliances. There is also a seperate laundry cupboard in the entrance hall housing a washing machine. This is a property that truly understands the needs of contemporary living.

The bedroom is a tranquil space, perfect for rest and rejuvenation and benefits from built in mirrored wardrobes. The bathroom is well appointed, has ample storage spaces,

and completes the internal accommodation of this delightful flat.

Significant to note, the property has an impressive EPC rating of B, indicating high energy efficiency. Council tax falls under band D.

For those who require reliable internet and mobile connectivity, this flat doesn't disappoint. It boasts FTTC (Fibre to the Cabinet) internet connection, with maximum download speeds of 80Mb and upload speeds of 20Mb (based on superfast broadband). Additionally, the mobile connectivity is great with all major providers including Vodafone, O2, EE, and Three.

Situated in an urban area, the location of the flat is excellent. With convenient public transport links and local



amenities in close proximity, this property ensures residents have easy access to everything they need.

Adding to the appeal, the flat has unique features including a balcony and parking. This property offers a blend of comfort, functionality, and convenience, making it a highly desirable choice for potential tenants.

NO DEPOSIT OPTION AVAILABLE

AVAILABLE END OF APRIL/EARLY MAY 2025

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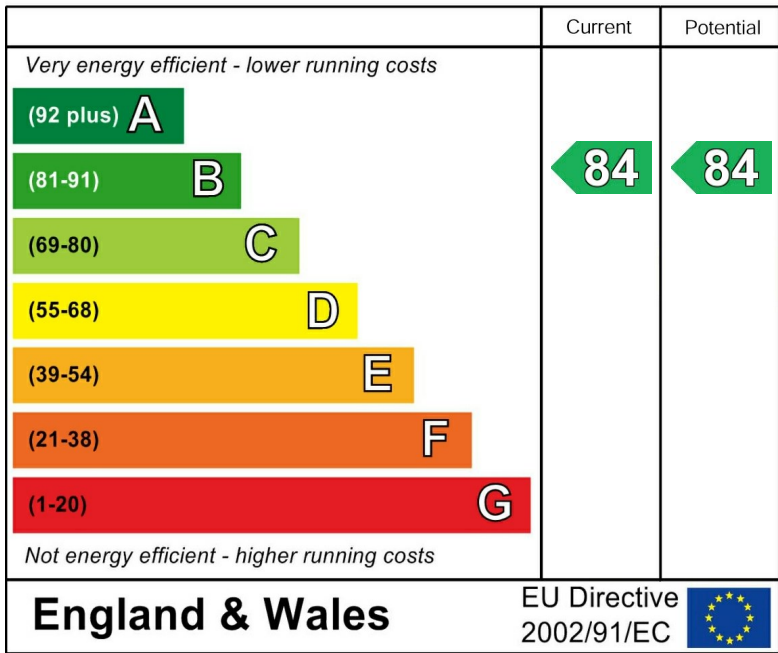
Please note, once your application is accepted by the Landlord, a holding deposit equivalent to one week's rent is due to commence referencing.

Kitchen/Dining/Living
14'7" x 11'7"

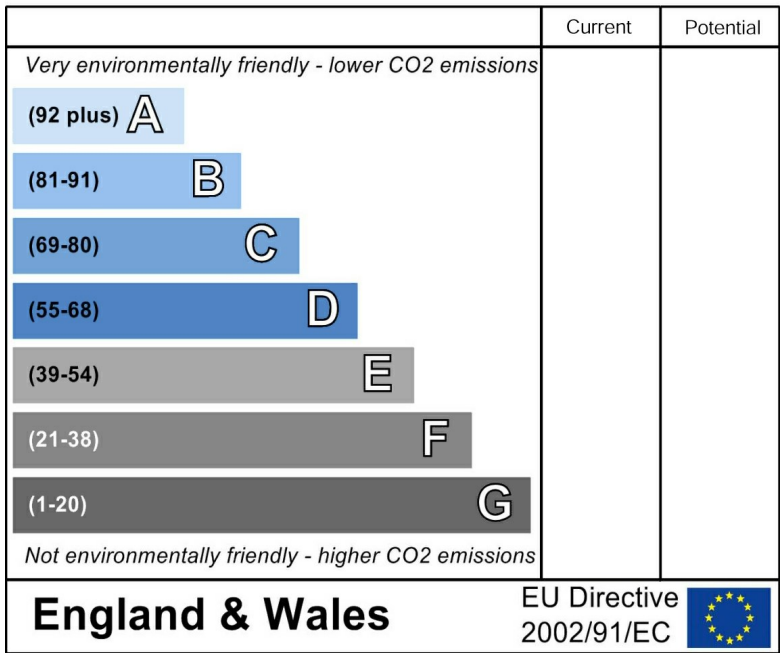
Bedroom
11'5" x 10'2"

Bathroom

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Background User

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01634 838700 . medway@martinco.com

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<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.