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 **HARRISONS
REEVE**



140 The Peninsula

Pegasus Way • GILLINGHAM

Price: Price Range £230,000





140, The Peninsula, Pegasus Way, ME7 1GE
Price Range £230,000

- 2 BEDROOM TOP FLOOR APARTMENT
- PRICE GUIDE £230,000
- NO ONWARD CHAIN!! EPC RATING "B" COUNCIL TAX BAND ""D"
- UNDERCROFT PARKING SPACE
- POPULAR BERKELEY HOMES VICTORY PIER DEVELOPMENT
- OPEN PLAN LIVING ACCOMMODATION
- BATHROOM AND EN-SUITE SHOWER ROOM
- VIEWS OF THE RIVER MEDWAY AND SURROUNDING AREAS

Welcome to this charming apartment located on Pegasus Way in Gillingham! This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, you'll have plenty of space for a good night's sleep. The apartment also features two bathrooms, offering convenience and privacy for you and your guests.

Situated in a prime location, this apartment offers 696 sq ft of living space, providing ample room for all your needs. Whether you're looking for a cozy home to settle down in or a stylish space to host gatherings, this property has it all.

Don't miss out on the opportunity to make this apartment your own. Come and experience the comfort and convenience that Pegasus Way has to offer. Contact us today to arrange a viewing and take the first step towards finding your dream home in Gillingham.

TOP FLOOR

Entrance Hall

Built in storage cupboard, doors to :

Open Plan Lounge/Kitchen

18'0" x 17'5" (5.5m x 5.31m)

Double glazed door leading to balcony. High spec kitchen comprising base and eye level units with complimentary work surfaces. Inset sink unit with side drainer. Integrated fridge/freezer and dishwasher. Built in electric oven and hob with extractor fan over. Radiator. Double glazed window to front

Bathroom

Attractive 3 piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Chrome heated towel rail. Local tiling.

Bedroom 1

9'5" x 9'0" (2.89m x 2.76m)

Double glazed window. Radiator. Built in wardrobe.

En Suite

Suite comprising shower cubicle, low level WC and pedestal wash hand basin.

Bedroom 2

12'11" x 9'1" (3.95m x 2.79m)

Double glazed window. Radiator.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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