Flat 45 Ensign House Pegasus Way
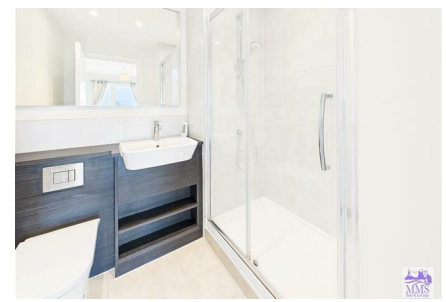
Gillingham ME7 1GQ

Asking Price £260,000

2 | 2 | 1 | B

ALSO AVAILABLE TO PURCHASE ON SHARED OWNERSHIP. Nestled in the heart of Gillingham, this modern two-bedroom top floor flat on Pegasus Way offers a delightful blend of comfort and convenience. Built in 2019, the property boasts a generous 721 square feet of living space, making it an ideal choice for individuals or small families seeking a contemporary home. Upon entering, you will find a well-appointed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features two spacious bedrooms, ensuring ample room for rest and privacy. With two bathrooms, morning routines will be a breeze, catering to the needs of busy lifestyles. This purpose-built flat is equipped with a lift, making access effortless for all residents. Additionally, the property comes with allocated parking, a valuable asset in this bustling area. The location is particularly advantageous, with the town centre just a stone's throw away, offering a variety of shops, cafes, and amenities. Furthermore, excellent motorway links ensure that commuting to nearby towns and cities is both quick and convenient. This flat presents a fantastic opportunity to enjoy modern living in a prime location. Whether you are looking to invest or find your next home, this property is certainly worth considering. EPC RATING B. Council Tax Band D. Lease 199 years remaining. Service charge and management fee £270 per month
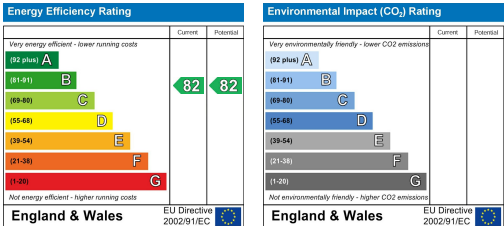
Area Map

Floor Plans

MMS
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Bedroom
9'0" x 14'10"
2.76 x 4.53 m

Bedroom
9'7" x 10'8"
2.94 x 3.27 m

Kitchen / Living Area
12'4" x 21'9"
3.77 x 6.63 m

Hallway
5'3" x 3'8"
1.60 x 1.14 m

Shower Room
6'10" x 5'9"
2.10 x 1.78 m

Bathroom
6'11" x 6'6"
2.12 x 1.99 m

Hallway
4'4" x 10'6"
1.33 x 3.22 m

Approximate total area[1]
653 ft²
60.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC

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