

for sale

offers over **£150,000** Leasehold



## Ensign House Pegasus Way Gillingham ME7 1GQ

1 bedroom apartment. Wonderful condition throughout. Close proximity to local shops and amenities. Gillingham railway station nearby. Very convenient access to both A2 & M2.



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# Property Details

**Entrance Hall**

**Lounge/Kitchen** 22' x 10' 7" Max ( 6.71m x 3.23m Max )

**Utility Cupboard**

**Bedroom One** 12' 6" x 8' 10" ( 3.81m x 2.69m )

**Bathroom**

**Communal Garden**





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01634 233400**  
**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street  
RAINHAM ME8 7HX

Property Ref: RAL103779 - 0007

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1875.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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