



**Connells**

Ensign House Pegasus Way  
Gillingham



### Property Description

Occupying a desirable top-floor position within a sought-after residential development, this beautifully presented two-bedroom, two-bathroom apartment offers an exceptional blend of contemporary design, generous living space and premium resident amenities.

Designed with modern lifestyles in mind, the heart of the home is the impressive open-plan living, dining and kitchen area. Flooded with natural light, this expansive space provides the perfect setting for both everyday living and entertaining. The stylish kitchen is thoughtfully integrated into the living area, creating a seamless and sociable environment, while large windows enhance the bright and airy feel throughout.

The principal bedroom is a superb retreat, offering generous proportions and the luxury of a private en-suite bathroom & fitted wardrobe. A second spacious double bedroom provides flexible accommodation for guests, family members or those working from home. Complementing the apartment is a beautifully appointed main bathroom, ensuring comfort and convenience for residents and visitors alike.

Residents of the development benefit from access to a fully equipped on-site gym, allowing for convenient health and fitness facilities just moments from the front door. The property also benefits from permit parking, providing practical and secure parking arrangements for residents and visitors.



## Pricing & Affordability

Full Market Value: £220,000

25% Share Price: £55,000 (rent £597.52 pcm)

Minimum 5% Mortgage Deposit

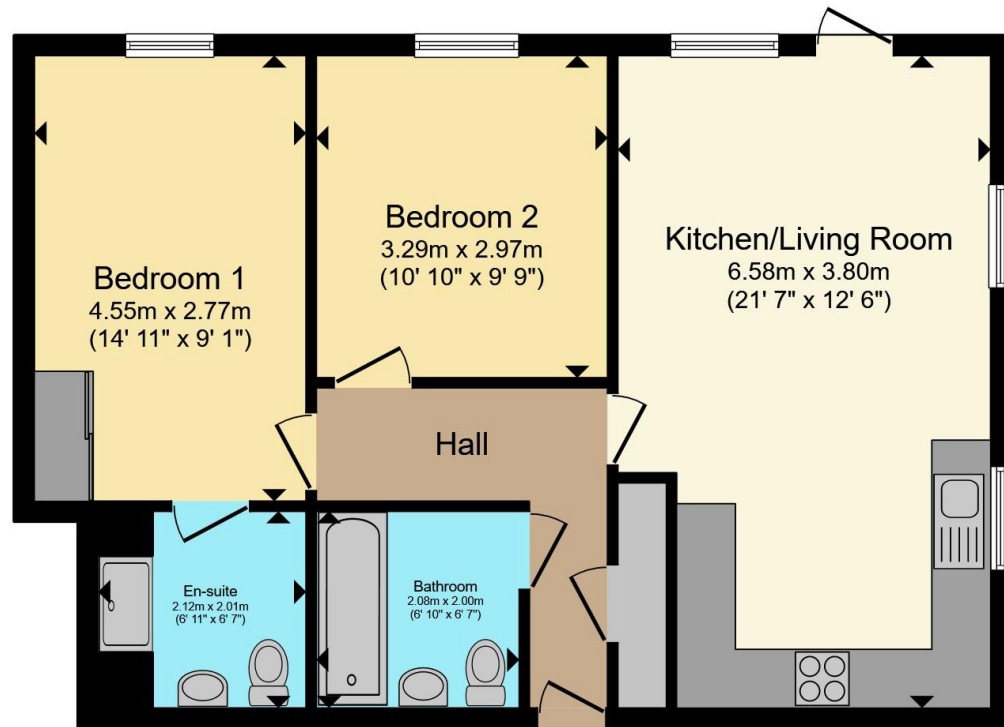
Approximate Service Charges: £312.47 pcm

To be eligible for shared ownership you would need to meet the following criteria:

- o Your household income does not exceed £80,000
- o You have a deposit of at least 5% of the share value
- o You do not own another property or have your name on the deeds or a mortgage for a property worldwide
- o This will be your only residence
- o You are a permanent UK resident or have indefinite right to remain

Please note the minimum share you can purchase can vary depending on your financial situation and you may be asked to purchase a larger share, should your personal circumstances permit.





Total floor area 63.5 m<sup>2</sup> (683 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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21 High Street  
 RAINHAM ME8 7HX

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 3749.64

Ground Rent:  
 199.92

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RAL104058](http://connells.co.uk/Property/RAL104058)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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