



**Connells**

Ensign House Pegasus Way  
Gillingham



### Property Description

Connells are delighted to offer this beautifully presented apartment located in this very popular development in Gillingham. Within easy reach of local shops and amenities, it is perfectly positioned to pop out for those essential items. Gillingham railway station is not far away either. You can also get the M2/A2 with relative ease making this a favoured location for commuters. The property is in wonderful condition through out making this a home ready to move in to and enjoy from day one.

### PRICING & AFFORDABILITY

Full Market Value: £165,000

55% Share Price: £90,750 (rent £170.86 pcm)

Minimum 5% Mortgage Deposit

Approximate Service Charges: £156.30 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.

**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

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 1875.60

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RAL103780](http://connells.co.uk/Property/RAL103780)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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