



## Shared Ownership, Flat 45 Ensign House Pegasus Way, Gillingham, ME7 1GQ

25% SHARED OWNERSHIP. Nestled in the heart of Gillingham, this modern two-bedroom top floor flat on 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 shared ownership option at 25% allows for an affordable entry into the property market, making it an attractive proposition for first-time buyers. 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. With a monthly rent and service charge combined of £869.00, 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.

- SHARED OWNERSHIP 25%
- £869 RENT AND SERVICE CHARGE COMBINED
- COUNCIL TAX BAND D
- EPC RATING B
- TWO BEDROOMS
- ALLOCATED PARKING
- CLOSE TO LOCAL TOWN CENTRE
- QUICK MOTORWAY LINKS
- TOP FLOOR WITH A LIFT

**£65,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC