



Pegasus Way

Gillingham | Kent | ME7 1GE



# Pegasus Way

Gillingham, Kent, ME7 1GE

Guide Price £290,000 - £310,000  
Leasehold

Robinson Michael and Jackson are delighted to offer this stunning 2 bedroom luxury 4th floor modern apartment with panoramic estuary views.

## Benefitting from:

- 727.3 Square Feet
- High Specification Finish
- Spacious Wrap Around Balcony Across Living Room and Master Bedroom
- En suite to Master Bedroom
- Owner-installed water-cooled AC in main bedroom
- Granite Worktops
- Integrated Appliances
- Wifi Lounge and Gym Membership Included
- Allocated Parking Permit
- Council Tax: D
- EPC Rating: B



## Accommodation

**Entrance Hall** 3.53m x 1.29m (11'7" x 4'3") Storage cupboard. Laminate flooring.

**Open Plan Kitchen/Lounge** 5.63m x 4.68m (18'6" x 15'4") Double glazed door to front. Range of wall and base units with marble worksurface over. Electric oven with Induction hob. Integrated sink. Laminate flooring. Radiator.

**Bedroom One** 5.86m x 3.26m (19'3" x 10'8") Double glazed window to front. Aircon. Laminate flooring. Radiator.

**Ensuite** 2.11m x 1.78m (6'11" x 5'10") Low level WC. Wash hand basin. Shower. Heated towel rail. Tiled walls and flooring.

**Bedroom Two** 3.32m x 2.85m (10'11" x 9'4") Double glazed window to side. Built in wardrobes. Laminate flooring. Radiator.

**Bathroom** 2.09m x 1.93m (6'10" x 6'4") Low level WC. Wash hand basin. Bath with shower over. Heated towel rail. Tiled flooring.

## Exterior

**Balcony** 2.08m x 6.04m (6'10" x 19'10") Overlooking estuary and marina. Glass surround.

## Leasehold Information

Time remaining on lease: Approx. 985 years and 11 months

Ground Rent: £300 Per Annum

Service Charge: £2,600 Per Annum





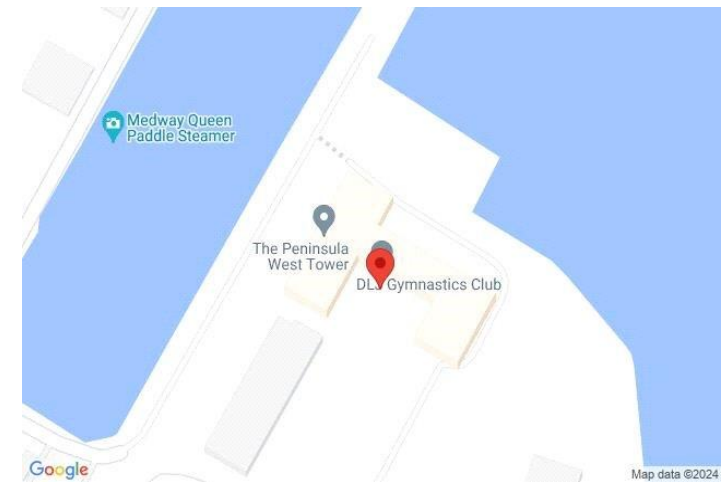
## Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages yet close to London with excellent transport links and quick access to major routes such as the A2, M20, M25. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre, Gillingham Business Retail Park and Bluewater Shopping Centre, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park

## Key facts for buyers





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

Lee Franklin - Branch Partner

01634 263000

Robinson Michael & Jackson

17 High Street,

Rainham,

ME8 7HX

[rainham@robinson-jackson.com](mailto:rainham@robinson-jackson.com)

**SALES | MORTGAGES | LEGALS**

**ROBINSON MICHAEL & JACKSON**

# Fourth Floor

Approx. 67.6 sq. metres (727.3 sq. feet)

