



Two Bedroom Apartment
Pegasus Way, Gillingham, Kent, ME7 1GD

Offers in Excess of £300,000
Leasehold

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Description

An immaculately presented two-bedroom apartment boasting panoramic views across the marina and the River Medway and sold with a long lease. Step inside to a spacious entrance hall with a convenient utility cupboard, leading to a modern family bathroom and two well-proportioned double bedrooms, both featuring built-in wardrobes. The principal bedroom further benefits from a stylish en-suite shower room. The heart of the home is the impressive open-plan living space, complete with a sleek, fully integrated kitchen featuring Smeg appliances, and ample room for both dining and relaxation. This bright and airy space opens onto a larger-than-average balcony, perfectly positioned to enjoy the stunning waterside views. Additional benefits include allocated underground parking, access to an on-site gym, a fantastic communal roof garden, and a welcoming reception area upon entry to the building. Ideally located, the property offers excellent transport connections with easy access to the A2/M2 and Gillingham mainline station, alongside a wide range of local amenities, including the Asda superstore within walking distance. Imagine waking up each morning to breathtaking views and unwinding in the evening as the sun sets over the water. Opportunities like this are rare, pick up the phone and start dialling the Greyfox sales team in Rainham today to arrange your viewing.

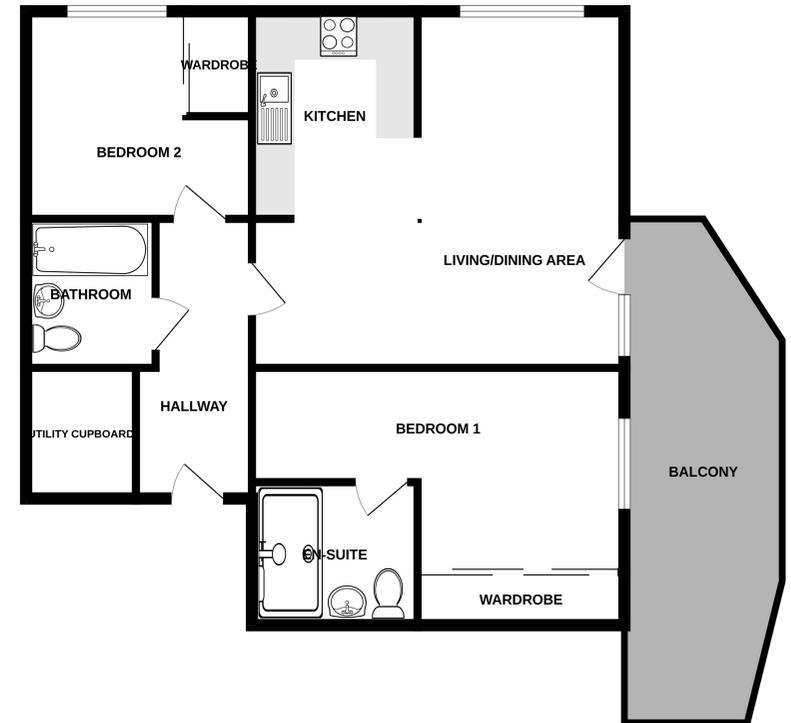
Key Features

- Large Private Balcony With Waterside Views
- Allocated Underground Parking
- Fully Integrated Kitchen With Smeg Appliances
- Excellent Transport Links (A2/M2 & Gillingham Mainline Station Nearby)
- Walking Distance To Asda Superstore And Local Amenities
- Two Spacious Double Bedrooms With Built-In Wardrobes & The Main Benefiting From A Stylish En-suite Shower Room
- Secure Building With Reception Area, Stunning Communal Roof Terrace & Access To Residents Gym
- Panoramic Views Over The Marina & River Medway

Local Area

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

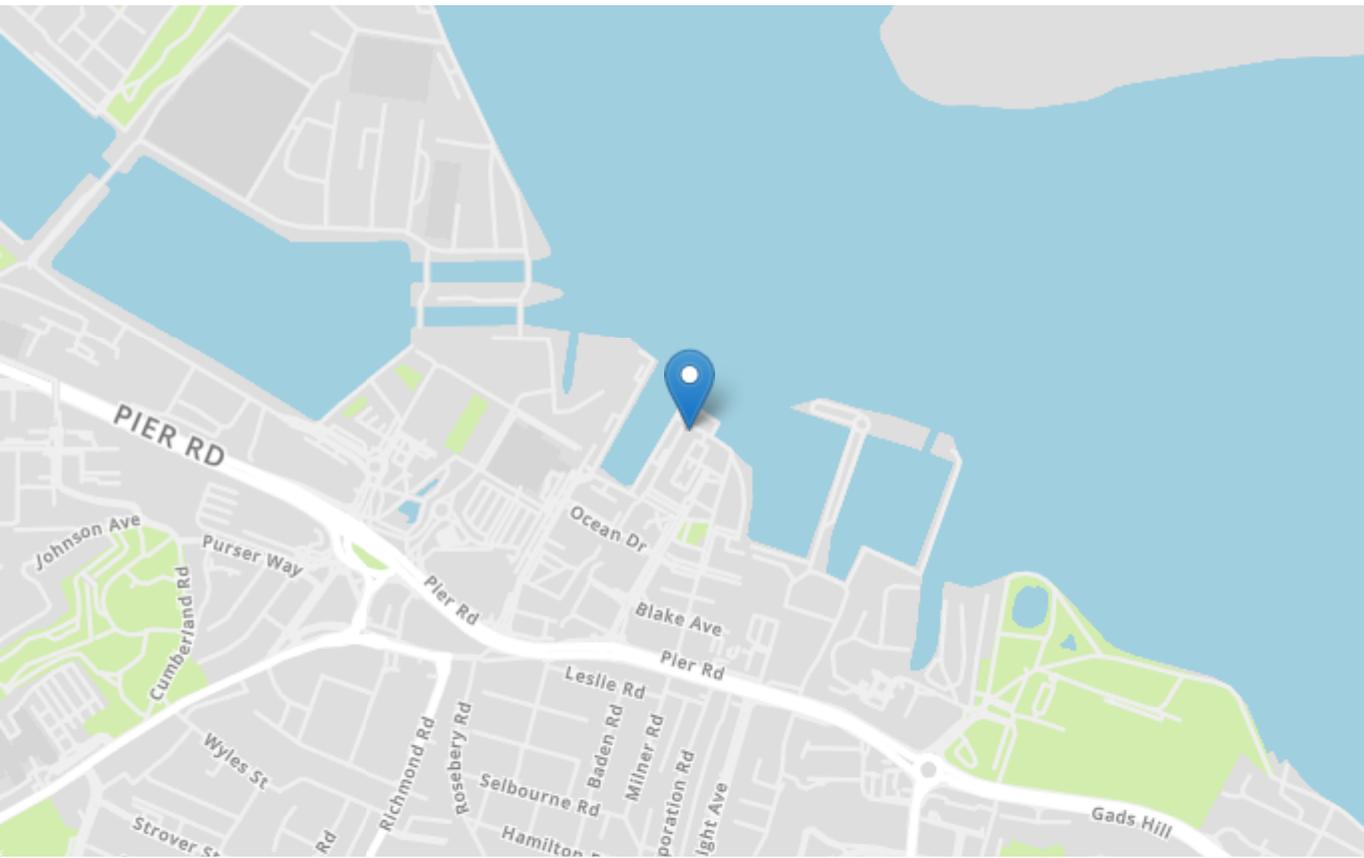


TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62026



Property Location

Pegasus Way, Gillingham, Kent, ME7 1GD



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 82 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |

Tenure

Leasehold

Lease Term

TBC

Ground Rent

TBC

Service Charge

£2056.55 01/10/25-

Local Authority

31/03/26
Medway

Council Tax

Band D

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Agent Notes

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