



Guide Price: £169,500+

Two-bedroom apartment

Flat 22, The Peninsula
Pegasus Way
Gillingham
ME7 1GD

OVERVIEW

We are delighted to welcome to the market a modern purpose-built fourth-floor apartment situated within The Peninsula, a residential building forming part of the highly regarded Victory Pier waterfront development.

Internally, the accommodation comprises a spacious entrance hallway with a useful integrated storage cupboard housing the electric boiler, hot water cylinder and consumer unit. The heart of the property is a bright and modern open-plan living, dining and kitchen area. The fitted kitchen incorporates a range of integrated appliances, whilst a double door provides direct access to the private balcony.

The principle bedroom is a generously sized double room with a modern ensuite bathroom. There is also a second double bedroom which is served by a modern three-piece family bathroom. The apartment benefits from the exclusive right to use the adjoining private glass balcony.

Residents of Victory Pier benefit from a range of on site facilities including a residents gym, concierge service, wi-fi lounge, secure entry systems, communal bike storage, and landscaped courtyard gardens. All contributing to a high quality residential living environment.

Lot No.2

Auction date: 24 & 25 June 2026

Floor Areas

Total floor area 68 m² / 731 ft²
(taken from EPC)

EPC

This property is rated with EPC band B and expires on 11 August 2026 <https://find-energy-certificate.service.gov.uk/energy-certificates/0342-3852-7983-9896-9921>

Council Tax

Rated within council tax band D

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Tenure

Long leasehold for a term of 999 years from January 1st 2008. Approx. 981 years unexpired

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Buyers Premium

3% (min.£4,500) inc. VAT.

Deposit

10% deposit payable in addition to the Buyer's Premium.

FEATURES

- Online auction date 24 & 25 June 2026
- Private glass balcony
- Long leasehold approx 981 years unexpired
- Suitable for investors or owner occupiers
- Modern open-plan living space
- Guide price £169,500+
- Modern two-bedroom apartment
- Landscaped courtyard gardens
- Master bedroom with ensuite bathroom
- Resident gym

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