



57 St James Oaks,
Trafalgar Road,

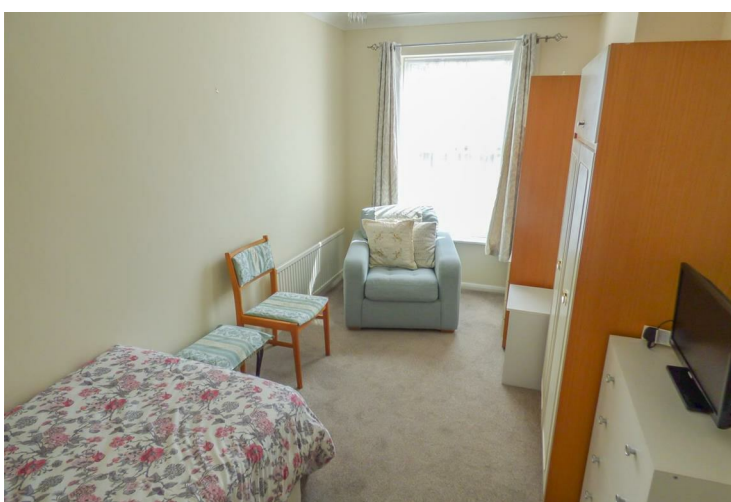
£165,000



- 1 Bedroom Ground Floor Retirement Flat
- Close To Town Centre & Station
- 24 Hour Gated Security
- Designed For The Over 55's
- Communal Club House
- No Onward Chain



57 St James Oaks Trafalgar Road, Gravesend, Kent, DA11 0QU



DESCRIPTION:

Situated in one of the most popular retirement complexes, in Gravesend, we are pleased to offer this ground floor one bedroom apartment for the over 55's. Over looking the communal gardens the property comprises a comfortable size lounge opening into a modern fitted kitchen which includes built in oven and hob, one double bedroom and a wet room with modern white suite. The property is heated by Gas Central heating and benefits from double glazed windows,

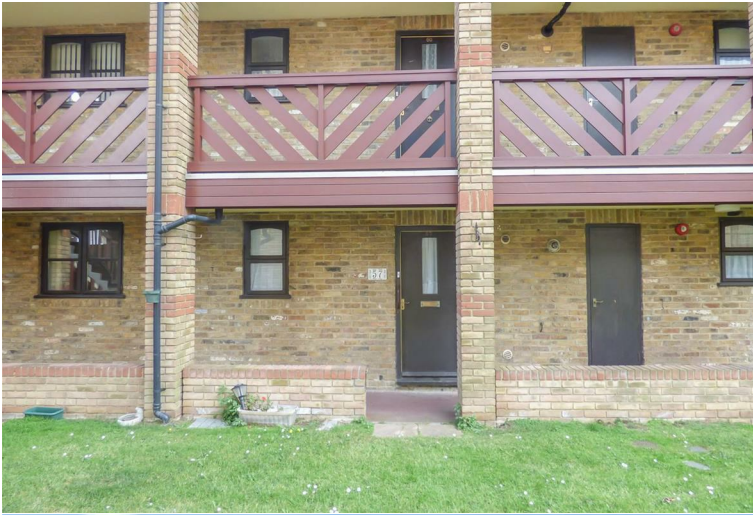
St James Oaks is the perfect place for independent living and to feel safe and secure with twenty four hour security. Surrounded by extremely well maintained communal grounds and its own club house where you can socialise with your neighbours, over a cup of tea, glass of wine/beer and where various activities take place such as bingo, speakers and cabaret evenings. Pets may be allowed at the Managers discretion.

LOCATION:

St James Oaks is an ideal and convenient place to live. Situated on Trafalgar Road, Gravesend which runs between Wrotham Road and Darnley Road. It is close to Gravesend Town Centre with all of its shops, pubs, café/bars and restaurants. Gravesend Mainline Station is close by and offers services on the domestic line to London or the Kent Coast if you fancy a trip to the Seaside. There is also a high speed train where you can catch a ride to St Pancras London within 22minutes. Ebbsfleet International Railway Station is within approximately two and a half miles and you can be in St Pancras, London in around seventeen minutes.

FRONTAGE:

External bin store/meter cupboard.



HALL:

Front door, carpet. large built in linen cupboard with plenty of storage and housing Vaillant combination boiler supplying hot water and central heating. Doors leading to lounge, bedroom and wet room.

LOUNGE:

4.65m max x 3.07m (15'3" max x 10'1")

A comfortable size room with two double glazed windows to front overlooking the communal gardens. Carpet, radiator, glazed double doors leading into kitchen.

KITCHEN:

3.10m x 1.63m (10'2 x 5'4")

Double glazed window over looking the communal gardens. Fitted with white wall and base cupboards, work surfaces, single sink and drainer with mixer tap. " Beko " electric ceramic hob with stainless steel extractor hood above, built in oven, plumbed for washing machine, space for fridge/freezer, local tiling to walls.

BEDROOM:

4.75m max x 2.44m (15'7" max x 8')

A double aspect room with double glazed window over looking the communal gardens, window to rear, carpet, radiator.

WET ROOM:

3.20m max x 1.50m (10'6" max x 4'11")

Window to rear, White suite comprising walk in shower area with seat, pedestal wash basin and low level w.c . Radiator, electric wall fan heater, electric heated towel rail, shaver light unit. Fitted mirror front medicine cabinet, wall mounted cupboard.

THE LODGE:

This is the main point of contact and reception area close to the gatehouse. The management team are situated here and staff are on hand to offer advice on daily requirements

THE IVY ROOM: (COMMUNAL CLUB HOUSE)

An onsite place for those who want to get involved and socialise. This is the hub for all the activities, functions, entertainment, monthly luncheons and coffee mornings that take place within the development.

THE GATE HOUSE:

Twenty Four hour a day security to monitor all arrivals and departures at the front gate giving that extra peace of mind.

COMMUNAL GARDENS:

Well tended communal lawns and flower beds maintained by the management company

SERVICES:

Mains Gas, Electric, Water and Mains drainage:

LOCAL AUTHORITY: Gravesham Borough Council

COUNCIL TAX BAND: C - £1857.01 2023/2024

TENURE

This standard construction property is Leasehold: 125 years from 1st February 1988

Approx. 90 years remaining on the lease. ends 01/02/2113

Ground Rent: £100 fixed (no reviews to this amount for the term of the lease)

Service Charges £3,987.97p.a 2023/24, reviewed each financial year by the Management Company. In recent years it has increased between 4% & 6% depending on required works to be completed in that financial year.

Service Charge includes: House Managers, residents reception and receptionists, up keep & cleaning of communal areas, buildings insurance, security (24 hour staff), heating & lighting of communal areas, maintenance of lifts/gates and telecom security system, window cleaning, caretaker, outside maintenance, gardening to communal areas & temporary support service.



PARKING

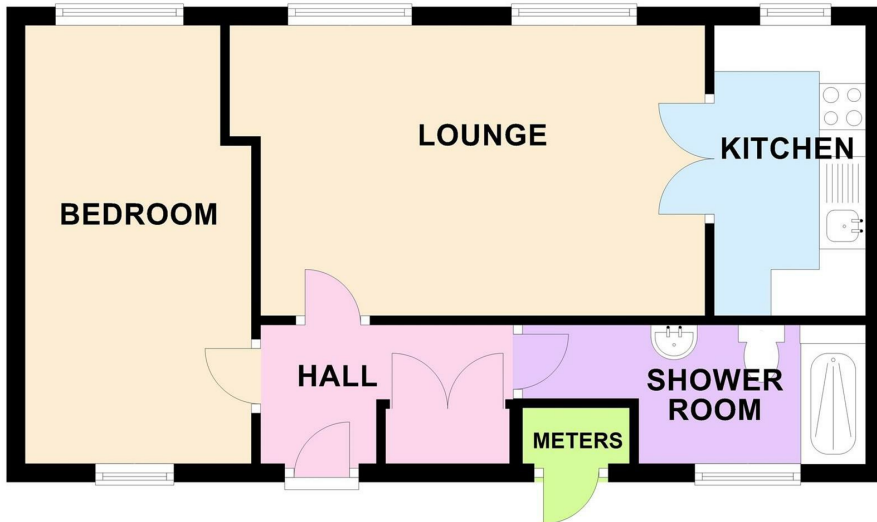
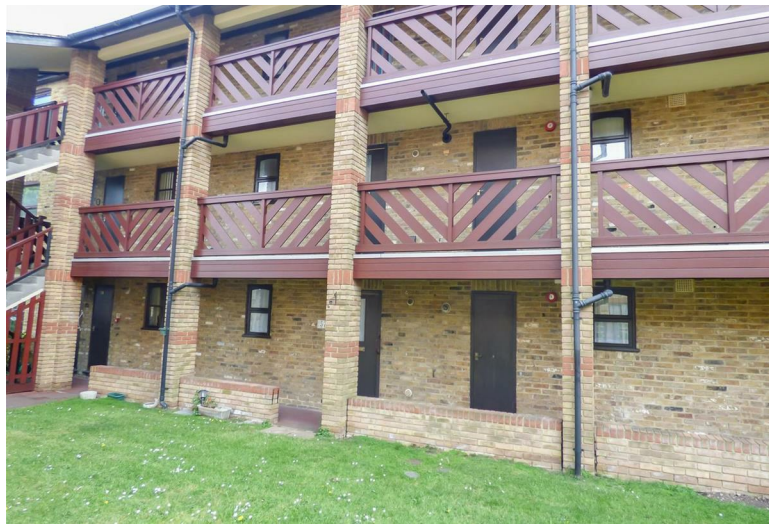
Parking is not automatically provided to residents but if a new owner has a car they can rent an allocated space - the annual cost is £108 in 2024. Unallocated spaces are available for visitors.

BROADBAND AND MOBILE COVERAGE

Broadband and utilities can be selected by the owner but SKY is available via a communal dish with the only cost being installation from the dish to the apartment.

Broadband: Network provider Openreach
Standard and superfast available - source Ofcom

All major networks report good service for calls and data indoor and outside at this property - source Ofcom



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

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