



90, St James oaks,  
Trafalgar road,

Asking Price £165,000



- 1 Double Bedroom First Floor Retirement Flat
- Directly next to Lift
- No onward Chain
- Designed for The Over 55 Years of Age
- Move in ready
- Viewing Highly Recommended





## 90 St James oaks, Trafalgar road, gravesend, , DA110QU



### 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. The A2 with links to the M2, M20 and M25 are easily accessed for those who drive. The renowned Bluewater shopping centre is just short bus or car ride away if you fancy some retail therapy or to dine out in one of their many restaurants/cafe bars. You can also visit the cinema whist at Bluewater.

### DESCRIPTION:

Situated on the first floor, directly opposite the lift, this one bedroom retirement apartment offers generous size living accommodation, including, a lounge/diner opening into a modern fitted kitchen with built in oven and hob, a double bedroom complete with fitted wardrobes and matching furniture and a shower room. In the hall, there is a useful walk in storage cupboard and a linen cupboard with radiator. Other benefits include gas central heating and double glazed windows.

St James Oaks is within close proximity of the town centre and railway station and is ideal for those requiring independent living with security. The Ivy Room (club house) boasts a licenced bar where you can socialise with your neighbours over a cup of tea, coffee or even a glass of wine or beer and various activities and entertainment take place here. There are well kept communal gardens and grounds. The Lodge is the main point of contact and reception area. The management team are based here with staff on hand to offer advice on any daily requirements. The Gatehouse is fully staffed 24 hours a day security to monitor arrivals and departures providing that extra peace of mind. Pets may be allowed at the Managers discretion.



#### **FRONTAGE:**

The property is approached through walk ways and well tended communal grounds. You can either take the lift or stairs to the first floor.

#### **HALL:**

Private entrance door leading into the hall. Double storage cupboard, with ample hanging/shelving space and radiator. Access to lounge/diner, bedroom & shower room.

#### **LOUNGE/DINER:**

5.33m x 3.30m (17'5" x 10'9")

Two double glazed windows enjoying views over the well tended grounds. Radiator. Double doors leading into kitchen.

#### **KITCHEN:**

2.72m x 2.16m (8'11" x 7'1")

Modern white gloss wall and base units, complimentary black granite style work surfaces, built in electric induction hob, built in electric oven. White round enamel sink and drainer with mixer tap. Plumbing and space for washing machine. space for fridge/freezer. Black tiled effect laminate flooring. Wall mounted Worcester boiler providing central heating and hot water. Window over looking the grounds.

#### **BEDROOM:**

5.08m x 2.98m (16'7" x 9'9")

Double glazed window over looking the communal grounds, carpet, radiator. Free standing wardrobes along one wall with ample hanging and storage space, incorporated bridge cupboards and draw units to remain.

#### **SHOWER ROOM:**

2.14m x 1.49m (7'0" x 4'10")

White/Grey marble effect tiled shower room, window to front. White suite comprising shower cubicle with glass panels, wash basin and close coupled W.C.. White high gloss, with black square edge surface base units with storage. Vanity light above wash basin and heated towel rail.

#### **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 ROOMS:**

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, it even has a licenced bar.

#### **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 - £1,944.81 For 2024-2025

#### **TENURE:**

This standard construction property is Leasehold: 125 years from 1st February 1988 Approx. 90 years remaining on the lease. ends 01/02/2113

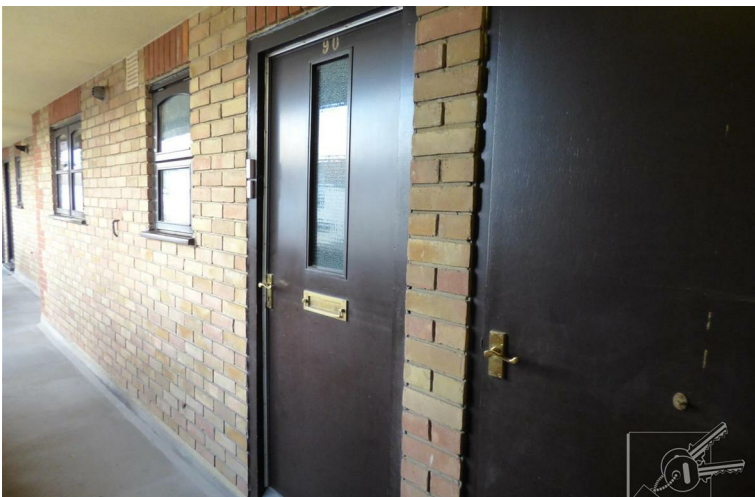
Ground Rent: £100 fixed (no reviews to this amount for the term of the lease)

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.







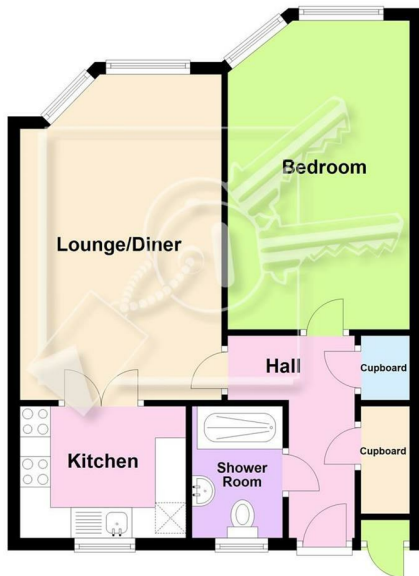
**BROADBAND AND MOBILE COVERAGE**

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

**First Floor**



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

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