

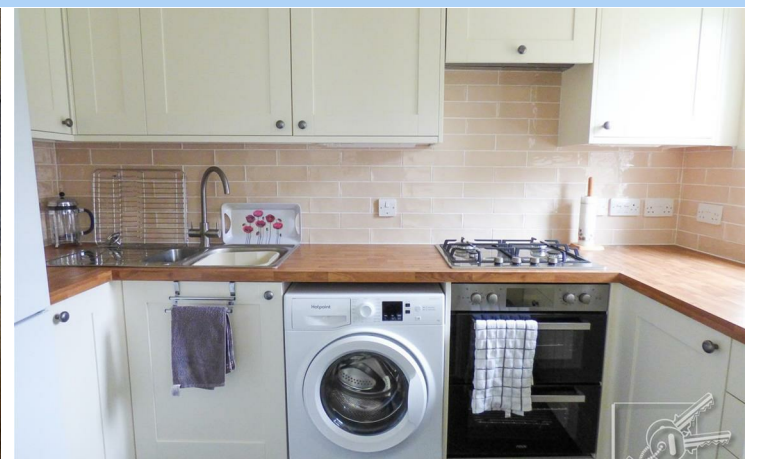


51 St. James Oaks,
Trafalgar Road,

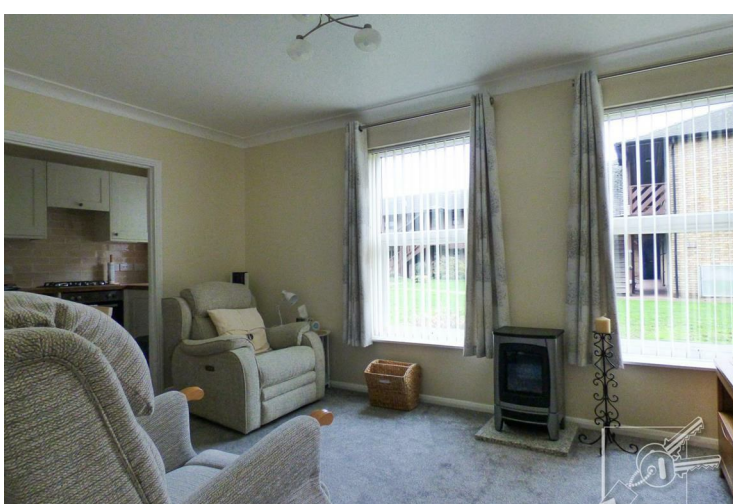
Guide Price £165,000



- Ground floor apartment
- Recently Redecorated to a High Standard
- Town Centre Location
- One bedroom
- Accessible Wet Room
- Popular Over 55's Complex



51 St. James Oaks Trafalgar Road, Gravesend, Kent, DA11 0QU



DESCRIPTION:

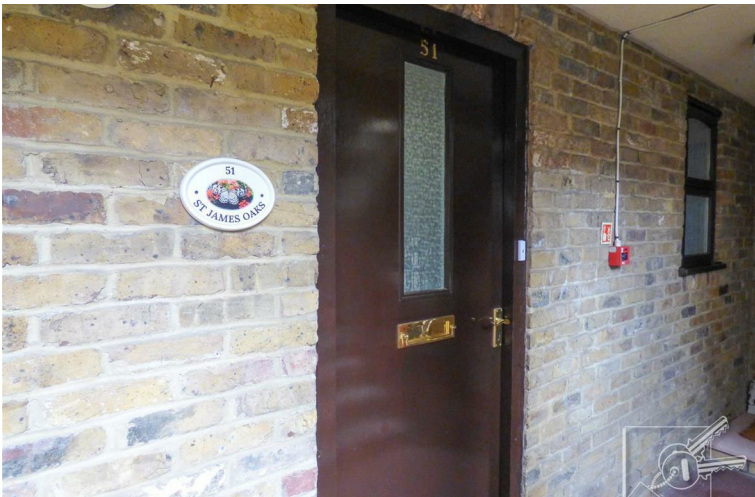
Situated on the ground floor within the ever popular St James Oaks retirement development, this one bedroom flat offers immediate vacant possession, meaning no onward chain complications. Comprising lounge open to a modern fitted kitchen with built in oven and hob, one double bedroom and a wet room. The property benefits from gas central heating with radiators and the windows are double glazed.

Designed specifically for active people/couples who would enjoy living within a vibrant community, St James Oaks is one of the most popular developments in Gravesend for the over 55s. Offering immediate vacant possession, there are no onward chain complications, For the active or working person, there is the security of knowing your property lies behind security gates and there are always neighbours whose company can be enjoyed in the on-site clubhouse, but in the case of an emergency, there is also someone to help out.

Other benefits include the Ivy Room, (Club House) where you can socialise with your neighbours over a cup of tea or coffee or even a drink or two from the bar where they host social events and where various activities and entertainments take place. There are well maintained communal gardens and grounds some of the existing owners help by getting involved in the gardening. 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. If you own a car - no problem! You can purchase a parking space for £108 a year.

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 its shops, bars, 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:

The development is approached by security gates which are maned 24/7. You will see The Lodge, which is the main point of contact and reception area, to the left as you walk through the gates. There are well tended communal gardens surrounding the development.

HALL:

Entrance door, laminate floor, built in cupboard housing boiler for central heating & hot water, further storage cupboard.

LOUNGE:

4.46m x 3.07m (14'7" x 10'0")

Two double glazed windows, radiator, carpet. Open to:

KITCHEN:

3.07m x 1.63m (10'0" x 5'4")

A modern fitted kitchen with wall and base units, work surfaces, built in oven and hob, plumbed for washing machine, space for fridge/freezer, one and a half bowl sink and drainer. Double glazed window.

BEDROOM:

4.72m x 2.28m (15'5" x 7'5")

Double aspect with two double glazed windows, radiator, carpet.

WET ROOM:

2.54m x 1.52m plus door recess (8'3" x 4'11" plus door recess)

Opaque double glazed window, radiator, eclectic wall heater. Walk in shower with electric shower, wash basin, close couple w.c..

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	73	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor



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