



102 St James Oaks,  
Trafalgar Road,

£165,000



- 1 Double Bedroom Retirement Flat
- Modern Fitted Kitchen With Oven & Hob
- Well Maintained Gardens
- Second Floor Accessed By Lift
- Modern Shower Room
- Popular Development Designed For the Over 55's



# 102 St James Oaks Trafalgar Road, Gravesend, , DA11 0QU



## 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 whilst at Bluewater.

## DESCRIPTION:

This modern one bedroom purpose built retirement flat is situated on the second floor (Top) and is move in ready, complete with modern fitted kitchen including built in oven and hob, a modern shower room, a sizeable living room and one double bedroom with a bay window which gives a greater feeling of space. The principle rooms and hall are carpeted and the property benefits from gas central heating and double glazing.

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.

## HALL:

Entrance door, carpet, two built in generous storage cupboards.



#### **LOUNGE:**

Double glazed windows, carpet, radiator. Double doors leading into kitchen.

#### **KITCHEN:**

Double glazed window. Modern white gloss wall and base units, ample work surface space. Built in "Lamona" electric oven in housing unit, electric hob with extractor hood above. Stainless steel sink and drainer. Space for fridge/freezer. Local tiling, vinyl flooring. Concealed boiler in matching cupboard.

#### **BEDROOM:**

A double room with double glazed bay window, carpet, radiator

#### **SHOWER ROOM:**

Modern white suite comprising shower cubicle with glass sliding screen, pedestal wash basin, low level w.c., Tiled walls. Double glazed window.

#### **COMMUNAL GARDENS:**

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

#### **THE GATEHOUSE:**

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

#### **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:**

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.

#### **TENURE:**

##### **LEASEHOLD:**

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.

#### **LOCAL AUTHORITY:**

Gravesham Borough Council:

Council Tax Band C £1,944.81 For 2024-2025

#### **SERVICES:**

Mains Gas, Electric, Water and Mains drainage:

#### **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 & 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.

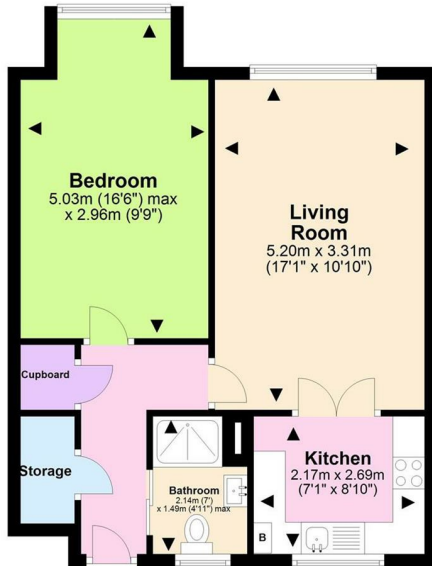
Broadband: Network provider Openreach

Standard and superfast available - source Ofcom

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



**Ground 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>	<b>69</b>	<b>77</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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