



27 st James Oaks,
Trafalgar Road,

£165,000



- One Bedroom First Floor Flat
- Views Over Recreation Ground
- No Chain

- Beautifully Presented
- Ready to Move Into
- Popular over 55's Complex



27 st James Oaks Trafalgar Road, Gravesend, , DA11 0QT



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:

Ready to move into with no onward chain, this one bedroom purpose built retirement flat designed for the over 55's is situated on the first floor, with a lovely outlook and views over the Bat & Ball playing fields. Well presented throughout comprising a decent size lounge/diner with double doors leading modern fitted kitchen with oven & hob, modern bathroom, one double bedroom. The property is by gas central heating and benefits from double glazing. Carpets and floor coverings are all included in the price.

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:

Private entrance door, carpet, two built in cupboards, emergency pull cord. Doors giving access to Lounge/diner, bedroom and bathroom.

LOUNGE/DINER:

Double glazed bay window with splendid views over looking the Bat & Ball playing fields, carpet, radiator. Double doors opening to:

KITCHEN:

Double glazed window to rear. Fitted with a range of modern wall and base cupboards, complementary work surfaces, built in oven within housing unit, matching inset electric hob with canopy extractor hood above, Integrated fridge/freezer, and integrated washing machine. Part tiled walls, Worcester boiler providing hot water and central heating.

BEDROOM:

Double glazed window to front with splendid views over the Bat & Ball Playing fields, carpet, radiator. (we understand the furniture can be available under separate negotiation.)

BATHROOM:

Window to rear. White suite comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c., shaver point, vinyl floor, part tiled walls.

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:

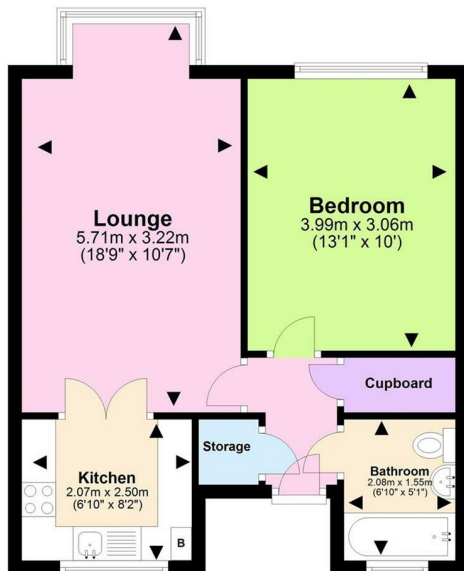
Broadband and utilities can be selected by the owner but SKY is available via a communal dish with the only cost being installation from the dish to the apartment.

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



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	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	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.