



68 St James Oaks,
Trafalgar Road,

£169,750



- One Bedroom Top Floor Flat
- Move In Ready
- Viewing Recommended

- Easy Lift Access
- Chain Free
- Popular Retirement Development



68 St James Oaks Trafalgar Road, Gravesend, , DA11 0QU



LOCATION:

St James Oaks is an ideal and convenient place to live for those over 55 years old, wanting to have some like minded people around them, while still living independently. 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.



DESCRIPTION:

Situated on the top floor in a corner position, enjoying views over the communal grounds and the Bat & Ball Cricket Pitch, this property has recently been redecorated throughout and is move in ready. Accessed by the lift or stairs, the property comprises entrance hall with two useful cupboards, with ample storage space, a lounge/diner with double doors leading into the fitted kitchen, one double bedroom, complete with fitted wardrobes and furniture and a modern shower room. Other benefits include double glazed windows and gas central heating.

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, laminate floor, radiator, two large cupboards both with ample storage space.

LIVING ROOM

4.9 x 3.54 (16'0" x 11'7")

Two double glazed windows to front, laminate flooring, radiator. Plenty of space for furniture including a dining table, double doors leading into the kitchen.

KITCHEN

2.73 x 2.1 (8'11" x 6'10")

Double glazed window to side, vinyl flooring, Worcester combi boiler for hot water and central heating. Fitted with wall and base cupboards, work surfaces, stainless steel sink and drainer, built in Bosch electric hob, Zanussi electric oven, including plumbed washer/dryer machine and spaces for larder style fridge and freezer.

SHOWER ROOM

2.49 x 1.51 (8'2" x 4'11")

Double glazed window to side, tiled floor and tiled walls, heated towel rail. Suite comprising shower cubicle with glass screen, vanity wash basin incorporating cupboard and drawers, low level w.c.. Wall mirror with light above.

BEDROOM

4.55 x 2.74 (14'11" x 8'11")

A double aspect room with double glazed windows to rear and side. Carpet, radiator. Fitted wardrobe with matching dressing table.

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 for the administration of the site, where you can get help and advise on daily requirements.

THE IVY ROOM

An onsite location for those who want to get involved and socialise. Staffed by volunteer residents, this is the hub for all the activities, functions, entertainment and coffee mornings that take place within the development - it even has a licensed bar.



COMMUNAL GARDENS:

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

TENURE:

Leasehold: 125 years from 1st February 1988
 Approx. 91 years remaining on the lease.
 Service Charge: £4262.50 per annum
 Ground Rent: £100

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 £1857.01 from 2023 - 2024

SERVICES:

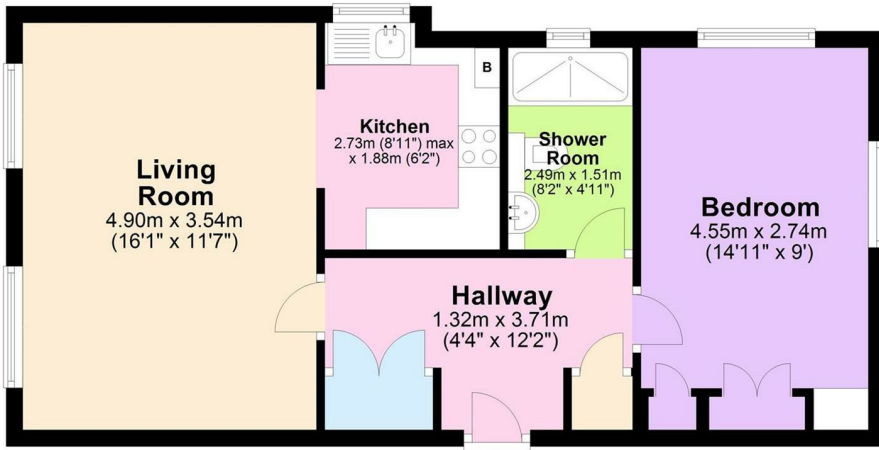
Gas, Electric, water, mains drainage

ESTIMATED BROADBAND SPEEDS:

Standard 15 mbps
 Superfast 95 mbps

Data Provided by Sprift.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	

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