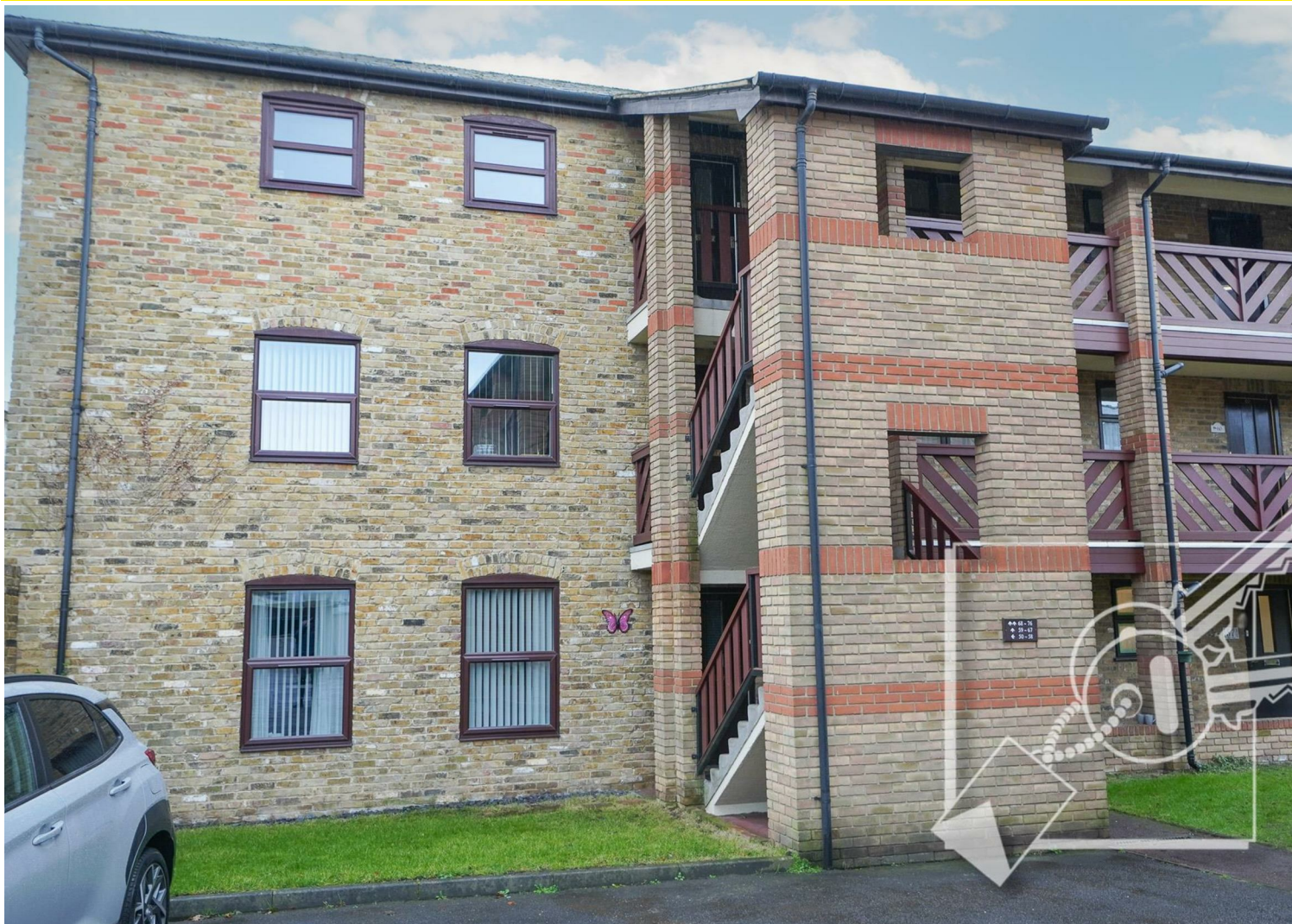




76 St James Oaks,
Trafalgar Road,

£120,000

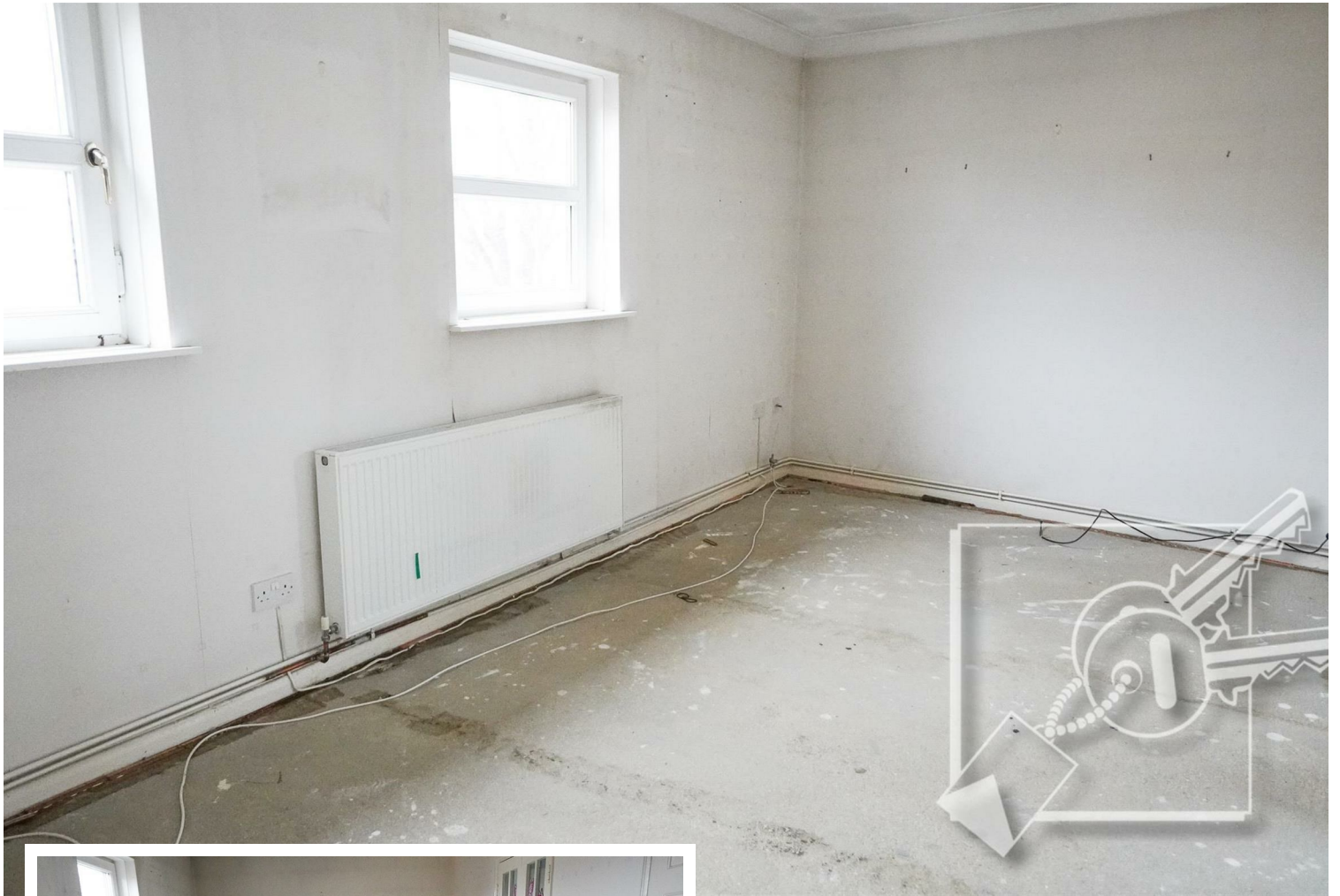


- Two Bedroom Retirement Flat
- No Chain

- Designed for over 55's
- 24 Hour gated Security



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



DESCRIPTION:

£120,000 - £130,000: Situated in one of the most popular retirement complexes in this area, designed specifically for the over 55's, St James Oaks is within close proximity of the town centre and railway station and is ideal for those requiring independent living with peace of mind and security. The Ivy Room (club house) boasts a licenced bar, run by the residents, 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 for the management team 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.

Offered for sale with immediate vacant possession this two bedroom retirement flat is situated on the top floor (third) at the end of the block on a corner position. Accessed by lift or stairs, the property comprises hall, a generous size lounge/diner with a useful walk in storage cupboard, kitchen, two bedrooms and a shower room. Heated by Gas Central heating most the windows are double glazed.



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.

FRONTAGE:

The property is situated in the middle block and approached through the well kept communal grounds. Accessed via the lift or stairs to all floors.

HALL:

Entrance door, radiator.

LOUNGE/DINER:

Two double glazed windows to front, two radiators, walk in storage cupboard, double doors through to:

KITCHEN:

Double glazed window to rear. Stainless steel sink and drainer, fitted with maple effect wall and base cupboards, plumbed for washing machine, space for electric cooker and fridge/freezer. Worcester combi boiler for hot water and central heating.

BEDROOM 1:

A double room with double glazed window to rear, over looking communal gardens. Radiator,

BEDROOM 2

Window to front, radiator.

SHOWER ROOM:

Double glazed window, heated towel rail, vinyl floor. White suite comprising shower cubicle, pedestal basin, low level w.c.. Fitted storage cupboard.

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, all arranged by the residents. It even has a licenced bar.

THE GATEHOUSE:

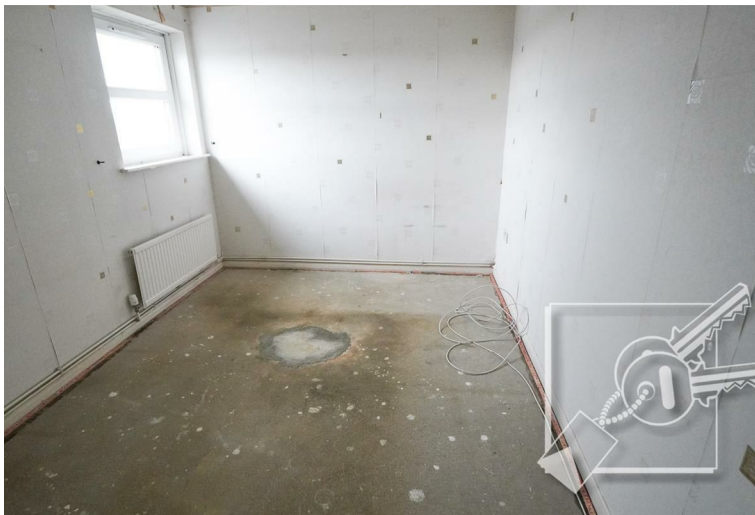
Twenty Four hour a day security to monitor all arrivals and departures at the front gate giving that extra peace of mind.

COMMUNAL GARDENS:

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

SERVICES:

Mains gas, mains electric, mains water, mains drainage.





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 Charge: £4262.50 per annum for 2024 -2025 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: D £2187.91

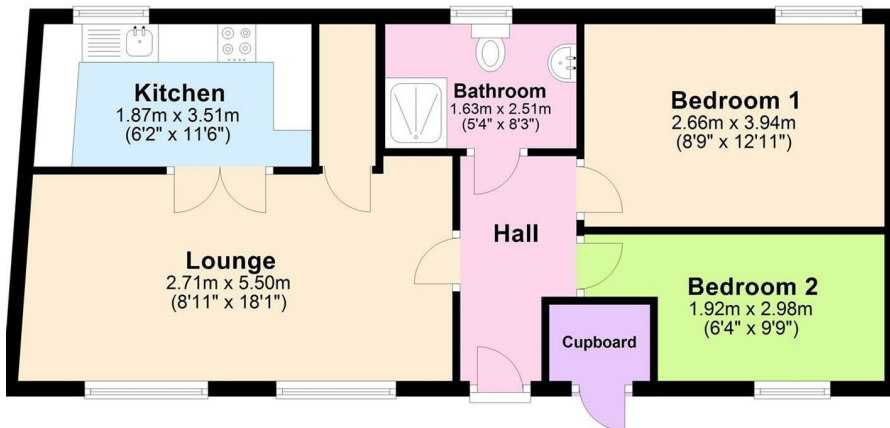
BROADBAND/MOBILE NETWORKS:

BROADBAND: We understand Openreach provide standard and Superfast service in this location. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering your area: EE

MOBILE: We understand EE, Three, O2 & Vodafone are likely to provide indoor and outdoor voice and data.

This information has been provided by Ofcom on 27th January 2025, which we understand was last updated in December 2024.

Third Floor



Energy Efficiency Rating

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