

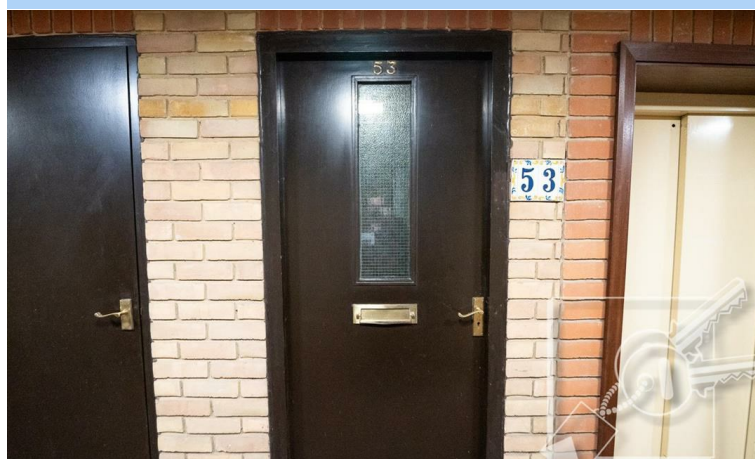


53 St James Oaks,
Trafalgar Road,

£160,000



- One Bedroom Ground Floor Flat
- No Onward Chain
- Move in Ready
- Purpose Built Retirement Flat For The Over 55's
- Modern Fitted Kitchen
- Shower Room



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



DESCRIPTION:

Situated on the ground floor, this one bedroom retirement apartment offers immediate vacant possession. Comprising its own entrance, hall with two large storage cupboards, a generous size lounge/diner with double doors to a fitted kitchen with oven and hob, one double bedroom and a shower room. The windows are double glazed and the property is heated by 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.



LOCATION:

St James Oaks is an ideal place to retire. 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 22 minutes. 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/café bars. You can also visit the cinema whist at Bluewater.

FRONTAGE:

The property is approached through walk ways and well tended communal grounds.

HALL:

Private entrance door, carpet, radiator, built in cupboard, further walk in cupboard with radiator, shelves and plenty of storage.

LOUNGE/DINER:

A generous size living space with double glazed window to side, carpet, two radiators, double doors to:

KITCHEN:

Double glazed window to rear, laminate floor. Worcester boiler for hot water and central heating. Fitted with a range of Beech effect wall and base units, stainless steel sink and drainer, gas hob with extractor hood above and built in oven, black gloss effect work surfaces, plumbed for washing machine, space for fridge freezer, local tiling to walls.

BEDROOM:

This generous double bedroom has a double glazed window to side, carpet, radiator.

SHOWER ROOM:

Window to front, vinyl floor. Large shower cubicle with glass screen & water fall shower head, vanity wash basin, and matching low level w.c.. Radiator, part tiled walls.

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 which is run by the residents.

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.





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 £4,262.50 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: C- £2,039.25 for 2025-2026

SERVICES:

Gas, Electricity, Mains Drainage and Mains Water.

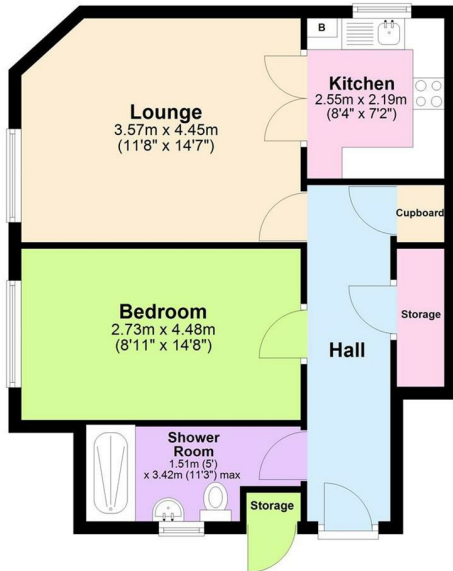
BROADBAND/MOBILE NETWORKS:

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 19.4.2025, which we understand was last updated in December 2024.

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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.