Sealeys
Walker Jarvis
Est. 1851

73 St James Oaks, Trafalgar Road,

£120,000

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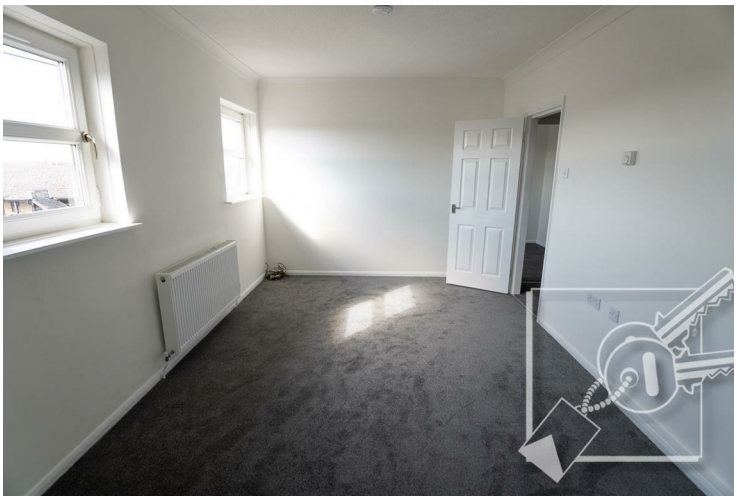
- One Bedroom Retirement Flat
- Newly Refurbished Throughout
- New Shower Room Suite
- Designed For The Over 55's
- New Fitted Kitchen
- Vacant Possession

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



DESCRIPTION:

Move in ready, this one bedroom retirement flat for the over 55's has recently been totally refurbished, including a new fitted kitchen, new shower room and new carpets and flooring throughout. Both the lounge and the bedroom overlook the well maintained communal gardens and the Ivy Rooms. Heated by Gas Central heating, the windows are double glazed. Situated on the second floor with lift access we highly recommend viewing.

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.

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.

ENTRANCE HALL:
Front door leading in to hall. New fitted carpet, built in double width cupboard.

LOUNGE:
Two Double glazed windows to front, radiator, new fitted carpet. Wide Opening to:

KITCHEN:
A newly fitted kitchen with wall and base cupboards, drawer unit, complimentary work surfaces, stainless steel and drainer, local tiling to walls. Built in electric oven and hob with extractor hood above., washing machine, vinyl flooring.

BEDROOM:
Double g;lazed window overlooking the communal grounds. Cupboard housing boiler for hot water and central heating. New carpet.

SHOWER ROOM:
A New White suite comprising tiled shower cubicle with glass sliding screen, low level w.c, vanity wash basin with tiled splashbacks and illuminated vanity mirror above, heated towel rail, vinyl flooring.

TENURE:
Leasehold: 125 Years from 1st February 1988. 88 years remaining
We understand the current service charge is Service Charge: £4262.50 per annum for 2025 -2026 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.
Ground Rent £100 per annum
Your solicitor/conveyancer should confirm full details prior to exchange of contracts

LOCAL AUTHORITY:
Gravesham Borough Council:

Council Tax Band: C - £2123.23 2026/2027

SERVICES:
Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

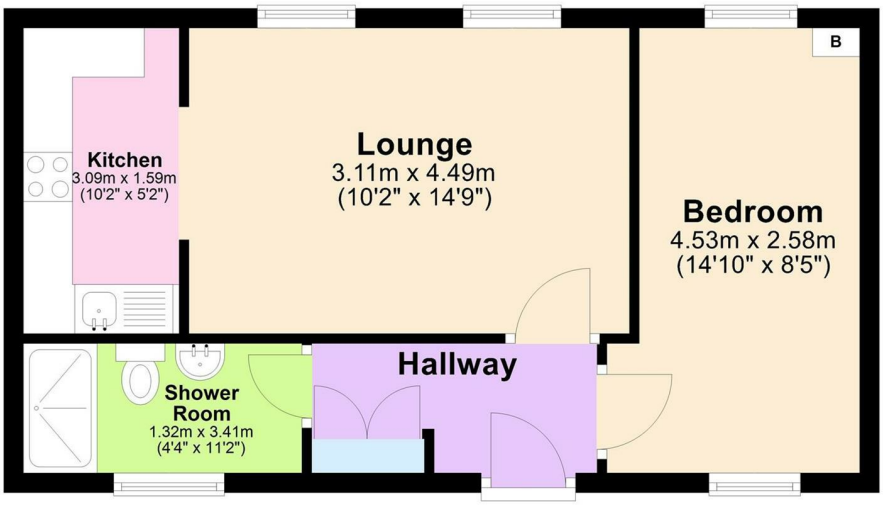
BROADBAND/MOBILE NETWORKS:
BROADBAND: We understand Openreach provide standard and Superfast service in this location. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering your area: EE

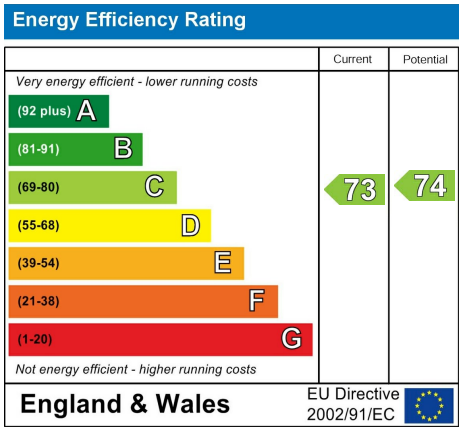
MOBILE: We understand EE, Three, 02 & Vodafone are likely to provide indoor and outdoor voice and data.

This information has been provided by Ofcom on 21.3.2025, which we understand was last updated in December 2024.

NOTE:
Unit 73 has been completely refurbished by the Landlord, and is now being offered under the Affordable Units Scheme. Therefore, with a valuation of
£160.000 (100%) this unit can be purchased for £120.000 (75%) with no payment required over and above that (notwithstanding the service charge/ground rent which still needs to be paid annually). When sold onwards, the owners will receive their original purchase price back in full settlement. Any amount over this figure will revert to the Landlord.

Second Floor





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