

Sealeys Walker Jarvis Est. 1851

57 St James Oaks, Trafalgar Road,

£165,000

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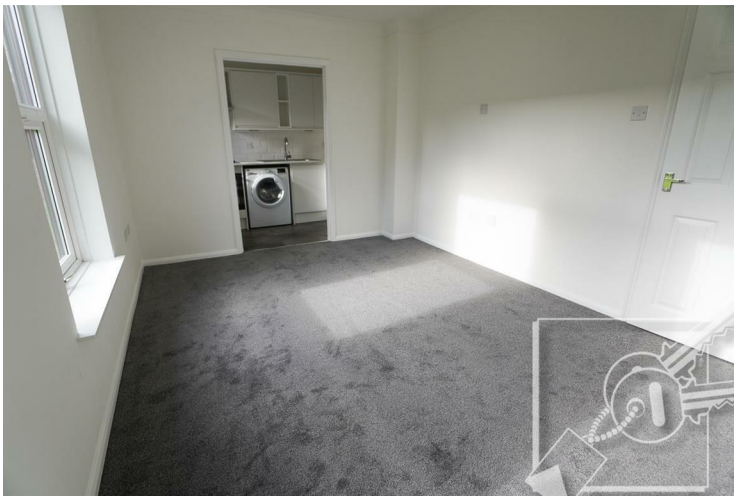
- 1 Bedroom Ground Floor Newly Refurbished Retirement Flat
- Designed For The Over 55's
- Close To Town Centre & Station
- Communal Club House
- 24 Hour Gated Security
- No Onward Chain





57 St James Oaks Trafalgar Road, Gravesend, Kent, DA11 0QU







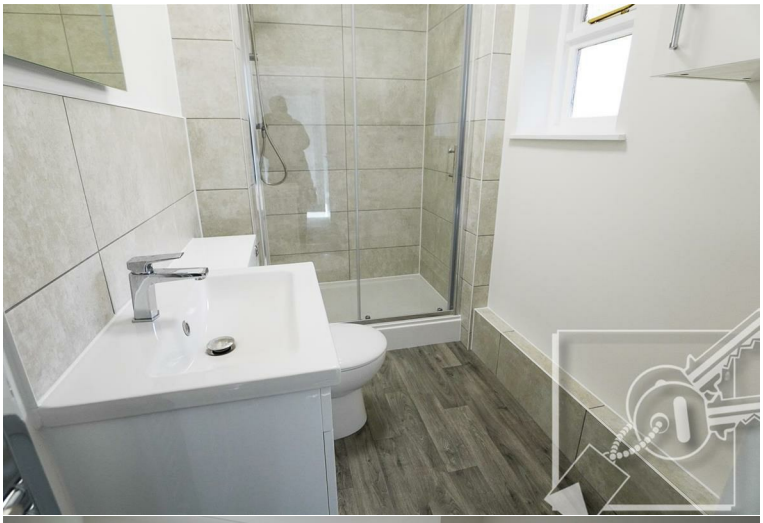
DESCRIPTION:
Situated in one of the most popular retirement complexes in Gravesend, we are pleased to show this totally refurbished one bedroom ground floor apartment, designed for for the over 55's. Over-looking the communal gardens, the property comprises a comfortable size lounge opening into a brand new fitted kitchen which includes built in oven and hob and a washer dryer, a new shower room suite. The apartment has been completely painted and decorated throughout and boasts newly fitted carpets. The property is heated by Gas Central heating and benefits from double glazed windows.

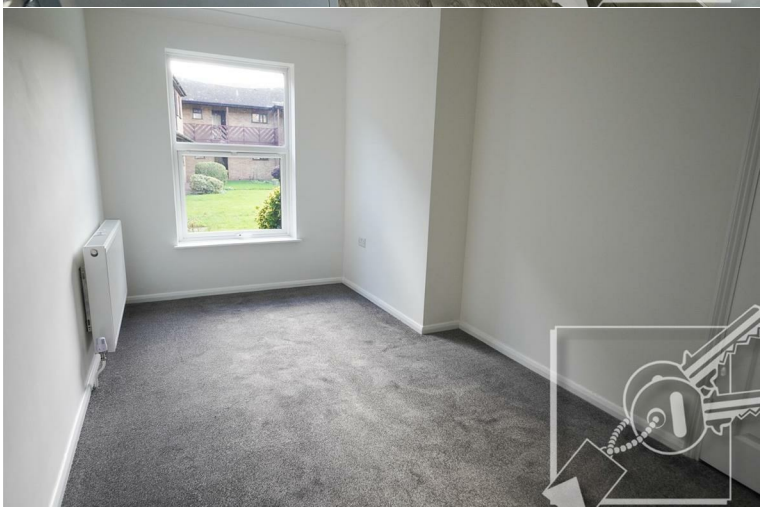
St James Oaks is the perfect place for independent living and to feel safe and secure with twenty four hour security. Surrounded by extremely well maintained communal grounds and its own club house where you can socialise with your neighbours, over a cup of tea, glass of wine/beer and where various activities take place such as craft clubs, speakers and cabaret evenings.

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.

FRONTAGE:
External bin store/meter cupboard.









HALL:
Front door, new carpet. large built in linen cupboard with plenty of storage and housing combination boiler supplying hot water and central heating. Doors leading to lounge, bedroom and shower room.
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LOUNGE:
4.65m max x 3.07m (15'3" max x 10'1)
A comfortable size room with two double glazed windows to front overlooking the communal gardens and the Ivy Rooms. New carpet, radiator, glazed double doors leading into kitchen.

KITCHEN:
3.10m x 1.63m (10'2 x 5'4")
Double glazed window over looking the communal gardens. Newly fitted with white wall and base cupboards, work surfaces, stainless steel sink and drainer with mixer tap. New built in Lamona electric oven and hob. Free standing Hoover washer/dryer, space for fridge/freezer, local tiling to walls, new laminate tiled floor.

BEDROOM:
4.75m max x 2.44m (15'7" max x 8')
A double aspect room with double glazed window over looking the communal gardens, window to rear, carpet, raditor.

SHOWER ROOM:
3.20m max x 1.50m (10'6" max x 4'11")
Window to rear, new white suite comprising shower cubical with glass screen, pedestal wash basin and low level w.c.. New laminate floor.

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: (COMMUNAL CLUB HOUSE)
An onsite place for those who want to get involved and socialise, there is a licenced bar, staffed by the owner occupiers of St James Oaks. This is the hub for all the activities, functions, entertainment, monthly luncheons and coffee mornings that take place within the development.

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.

SERVICES:
Mains Gas, Electric, Water and Mains drainage:

TENURE
This standard construction property is Leasehold: 125 years from 1st February 1988
Approx. 87 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 £4262.50 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.

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 AND 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

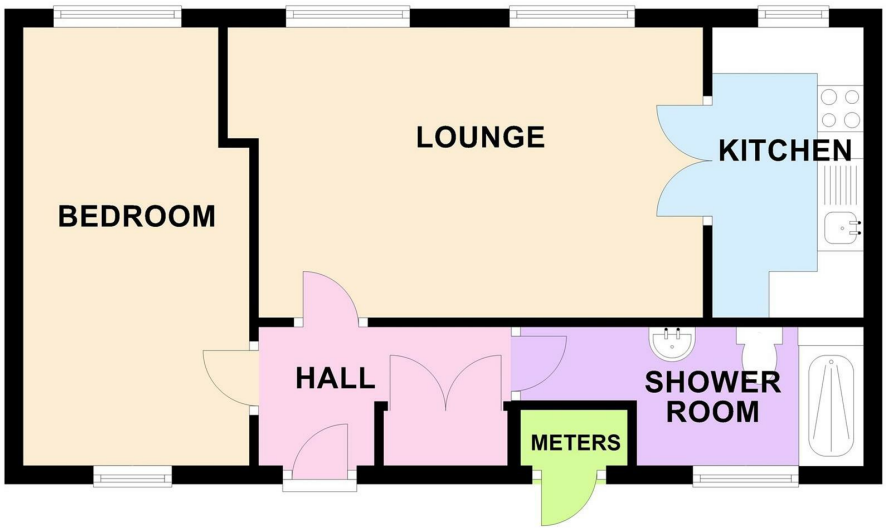
All major networks report good service for calls and data indoor and outside at this property - source Ofcom which was last updated in December 2024.

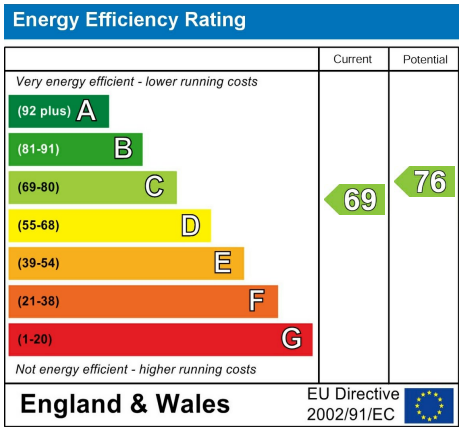
LOCAL AUTHORITY

LOCAL AUTHORITY: Gravesham Borough Council

COUNCIL TAX BAND: C - £2123.23 2026/2027







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