

Sealeys
Walker Jarvis
Est. 1851

70 St James Oaks,
Trafalgar Rd,

£80,000

C

- 1 Bedroom 2nd Floor Apartment
- Modern Fitted Kitchen and Shower Room
- Communal Residents Club House
- Lift to apartment
- Purpose Built Retirement Development for The Over 55's
- No Onward Chain





70 St James Oaks Trafalgar Rd, Gravesend, Kent, DA11 0QU



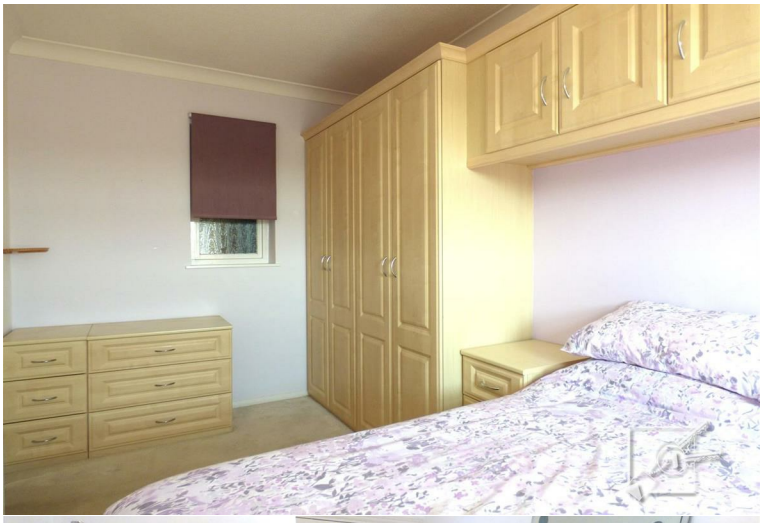




LOCATION DESCRIPTION

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.









PROPERTY DESCRIPTION

Conveniently positioned opposite the lift, the move in ready apartment comprises hall leading to a comfortable size lounge and double doors into a modern fitted kitchen with built in oven & hob, modern shower room and a double bedroom complete with fitted wardrobes. Heated by Gas Central Heating, the property also benefits from double glazing. Viewing is highly recommended.

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. Pets may be allowed at the Managers discretion.

ENTRANCE

The property is approached through walkways and well tended communal grounds. You can either take the lift or stairs to the second floor.

HALLWAY

An L shaped hall with fitted carpet, large double fronted storage cupboard. radiator.

LOUNGE

4.45 x 3.13 (14'7" x 10'3")

Two double glazed windows over looking the communal gardens. carpet, radiator, part glazed double doors opening into kitchen.

KITCHEN

3.13 x 1.63 (10'3" x 5'4")

Double glazed window looking out onto communal gardens. Vinyl flooring, Worcester combi boiler for hot water and central heating. Fitted with modern white wall and base cupboards, complimentary grey work surfaces, built in electric ceramic hob, built in oven within housing unit, stainless steel sink and drainer. Plumbed for washing machine.

BEDROOM

4.75 x 2.52 narrowing to 2.29 (15'7" x 8'3" narrowing to 7'6")

A double room with double glazed window overlooking the communal gardens. carpet, radiator. Fitted with a range of wardrobes, bridge cupboards, bedside cabinets and matching chests of drawers.

SHOWER ROOM

2.56 x 1.59 at widest point (8'4" x 5'2" at widest point)

Window to front. Modern white suite comprising shower cubicle, vanity wash basin & low level w.c. Part tiled walls, vinyl flooring, Heated towel rail.

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 (CLUB HOUSE):

An onsite place for those who want to get involved and socialise. Run by the residents, 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 licensed bar.

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:

LOCAL AUTHORITY: Gravesham Borough Council

COUNCIL TAX BAND: C - £1,944.81 For 2024-2025





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 £4,262.50 pa - 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.

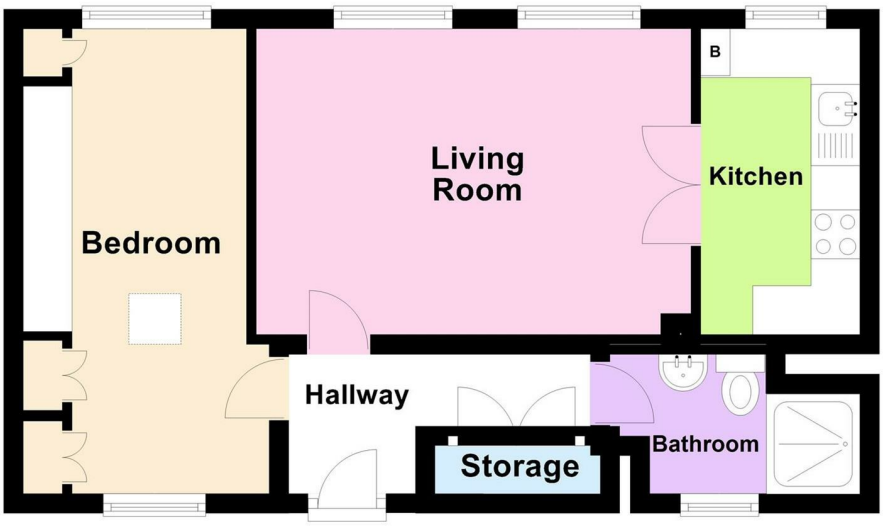
BROADBAND AND MOBILE COVERAGE

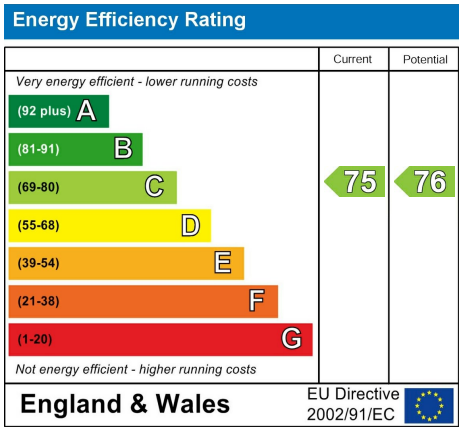
Broadband and utilities can be selected by the owner but SKY is available via a communal dish with the only cost being installation from the dish to the apartment.

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

Ground Floor





184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368

The Property Ombudsman
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