Sealeys Walker Jarvis

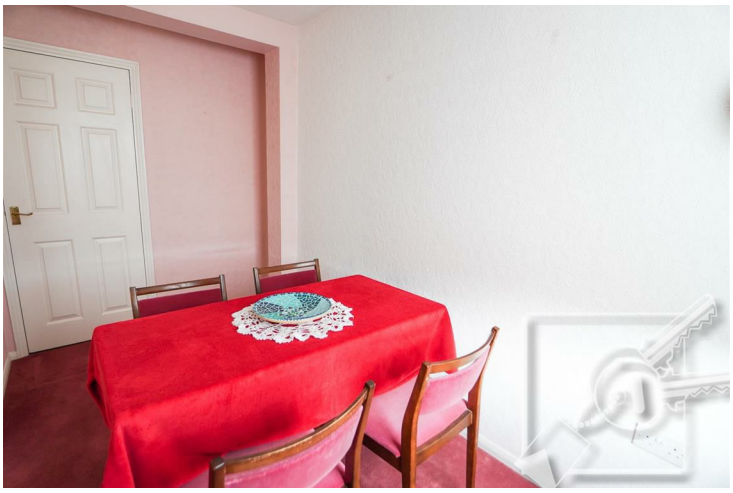
61 St James Oaks,
Trafalgar Road,

Asking Price £150,000 - £160,000

C

- One Bedroom First Floor Flat
- No Forward Chain
- 24 Hour Gated Community
- Popular Over 55's Complex
- Modern Fitted Kitchen
- Views Over Well Maintained Grounds

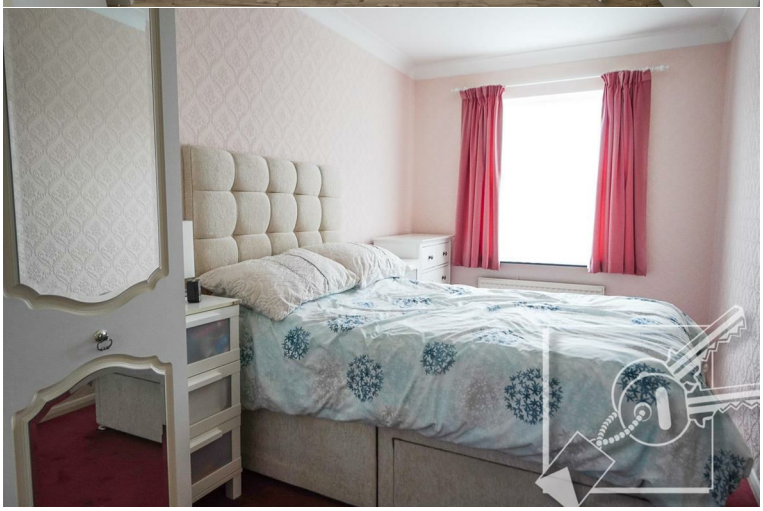
# 61 St James Oaks Trafalgar Road, Gravesend, , DA11 0QU



**DESCRIPTION:**
£150,000-£160,000

Situated on the first floor, this one bedroom retirement apartment offers generous size living accommodation, including a lounge and separate diner opening into a modern fitted kitchen, a double bedroom complete with fitted wardrobes and matching furniture and a bathroom. In the hall, there is a useful walk in storage cupboard and a linen cupboard. Other benefits include gas central heating and double glazed windows.

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.



**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 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 walkways and well tended communal grounds. You can either take the lift or stairs to the first floor.

**HALL:**
A Entrance door, carpet, radiator, and two generous built in storage cupboards.

**LOUNGE / DINER:**
A lounge and dining room distinctly separated by an archway as the dining room area has been converted from the second bedroom. Two double glazed windows facing the communal grounds. Carpeted floors and two radiators. There is an electric fire located in the lounge serving as a focal point. Double doors leading to:

**KITCHEN:**
A modern kitchen comprising gloss wall and base units. Vinyl flooring. Complimentary local tiling to walls. Stainless steel 1 1/2 bowl stainless steel sink. Integrated washing machine, space for fridge freezer, and cooker. Built-in extractor fan.

**BEDROOM:**
A double bedroom comprising two double glazed windows - one to the front, and one to the rear. Carpeted floors and radiator. There is a built-in wardrobe and vanity unit perfect for storage.

**BATHROOM:**
Double glazed window to the front of the flat. Vinyl flooring. White suite comprising panelled bath, low level w.c. and pedestal basin.

**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, it even has a licenced 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 £2123.23 (2026/2027)

**TENURE:**
Leasehold

125 years from 1st February 1988
Approx. 88 years remaining on the lease (ends 01/02/2113)

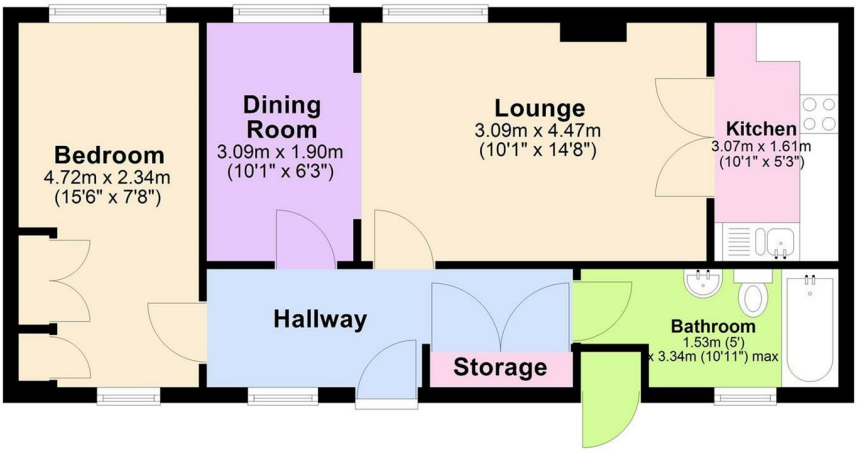
Ground Rent: £100

Service Charges: £393.18 pcm

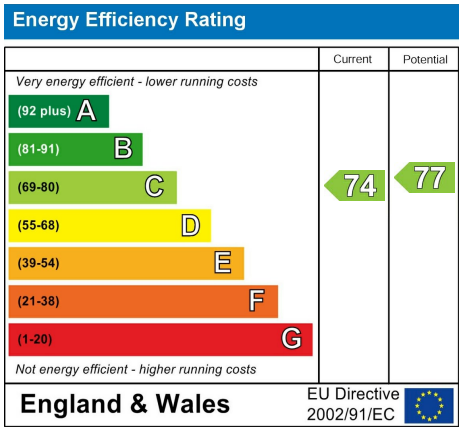
Service Charge includes: House Managers, residents reception and receptionists, up keep & cleaning of communal areas, buildings insurance, security (24 hour staff), heating & lighting of communal areas, maintenance of lifts/gates and telecom security system, window cleaning, caretaker, outside maintenance, 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. Unallocated spaces are available for visitors.

**First Floor**




Floor plan is for illustrative purposes only.
Plan produced using PlanUp.

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