



76 St James Oaks,
Trafalgar Road,

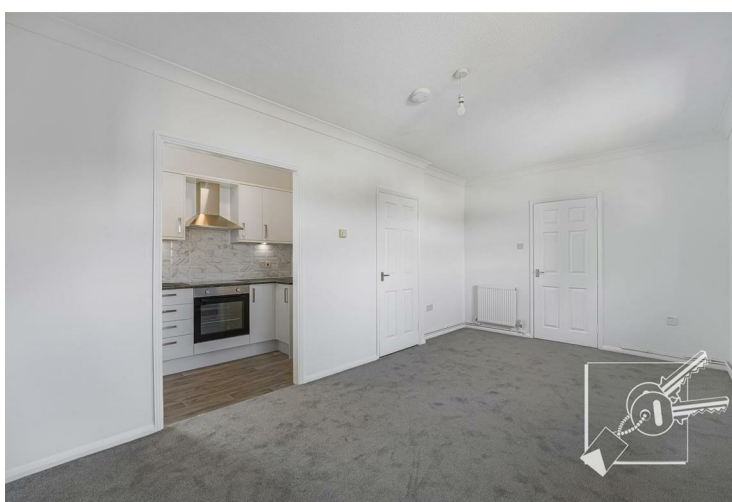
£170,000



- Two Bedroom Top Floor Retirement Flat
- Completely Refurbished
- Move In Ready
- Designed For The Over 55's
- Brand New Kitchen & Shower Room
- No Onward Chain



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



DESCRIPTION:

Offered for sale with immediate vacant possession this two bedroom retirement flat is situated on the top floor (third) at the end of the block on a corner position. Accessed by lift or stairs, this two bedroom property has recently been refurbished throughout and comprises one reception room, a recently fitted kitchen with oven and hob, a new shower room suite. Other benefits include Gas Central heating, double glazed windows and parking by prior arrangement with the management company at an additional cost.

Situated on one of the most popular retirement complexes in this area, designed specifically for the over 55s, 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 licensed 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 has 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 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.

HALL:

Private entrance door, radiator.

RECEPTION:

Two double glazed windows to front, two radiators, walk in storage cupboard, new carpet, double doors through to:

KITCHEN:

A brand new fitted kitchen with white wall and base cupboards, complementary work surfaces, built in oven and hob, one and a half bowl sink and drainer, concealed boiler for hot water and central heating. plumbing and space for washing machine. New flooring, double glazed window, local tiling to walls.

BEDROOM ONE:

A double room with double glazed window over looking the communal gardens. Radiator, new carpet.

BEDROOM TWO:

Double glazed window, radiator, new carpet.

SHOWER ROOM:

A brand new white suite comprising shower cubicle, with glass screen, vanity wash basin and low level w.c. Double glazed window, heated towel rail, new flooring, new local tiling, double glazed window.

TENURE:

LEASEHOLD: 125 Years from 1st February 1988. 88 years remaining

We understand the current service charge is: £4,262.50 per annum (£393.18 per month) 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.

LOCAL AUTHORITY

Gravesend Borough Council

Council Tax Band C £2,123.23 2026/2027



SERVICES:

Mains Gas
Mains Electricity
Mains Water
Mains Drainage

NOTES:

THE GATEHOUSE: Twenty Four hours a day security to monitor all arrivals and departures at the front gate giving that extra peace of mind.

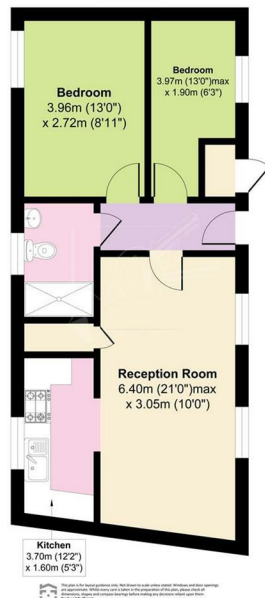
THE LODGE: This is the main point of contact and reception area close to the gatehouse. The management team are situated here and staff are on hand to offer advice on daily requirements

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, all arranged by the residents. It even has a licensed bar.

COMMUNAL GARDENS: Well tended communal lawns and flower beds maintained by the management company

James Oaks, Trafalgar Road, Gravesend, Kent, DA11
Approximate Gross Internal Area: 54.4 sq m / 586 sq ft

Second 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.