

Sealeys Walker Jarvis Est. 1851

19, St. James's Oaks,
Gravesend, DA11 0QT

£100,000

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- One Bedroom Purpose Built Retirement Flat
- Designed Specifically For the Over 55 Years Of Age
- Requires Cosmetic Improvement
- First Floor Level
- No Onward Chain
- Priced to Sell





19 St. James's Oaks, Gravesend, , DA11 0QT



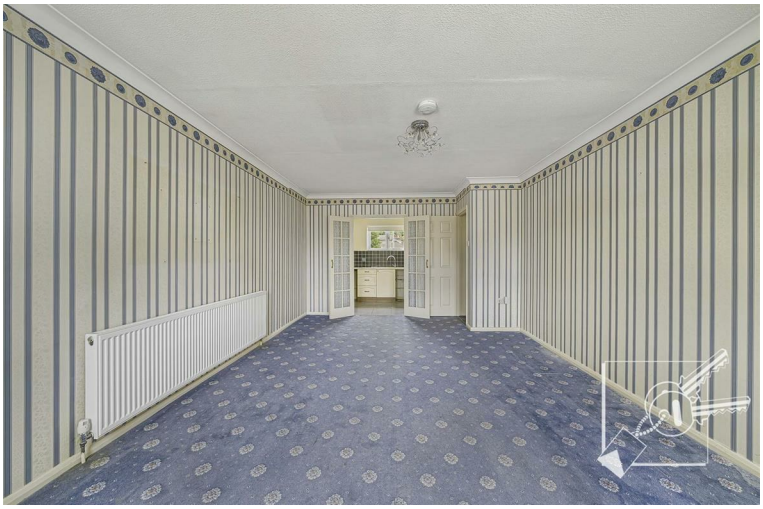




DESCRIPTION:

A one bedroom first floor retirement flat for the over 55 years of age, ready to put your own stamp on and call home. Requiring modernisation and updating the property offers a complete blank canvas. Comprising a generous sized reception room, kitchen, one double bedroom and a bathroom. The property is heated by gas central heating with radiators, and a combi boiler.

St James Oaks is the perfect place for independent living and to feel safe and secure with twenty four hour security and Management Team. 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 various entertainment and activities take place. 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, bars, 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 /COMMUNAL ENTRANCE

The property is approached through well kept communal gardens. Door into communal entrance with carpeted stairs to first floor.

HALL:

Entrance door, carpet, emergency pull cord,cupboard housing electrical fuse box and storage space, further walk in cupboard with radiator and slatted shelves.

LOUNGE:

Two double glazed windows to front overlooking communal gardens and the Ivy rooms. Carpet, radiator, double doors to:

KITCHEN:

Window to rear, tiled floor, Alpha combi boiler for hot water and central heating. Fitted with the original wall and base units, work surfaces, beige sink and drainer, gas hob with Whirlpool oven beneath, Zanussi extractor, space for fridge/freezer, plumbed for washing machine.

BEDROOM:

A generous double bedroom with two double glazed windows to front, radiator, carpet.

BATHROOM:

Window to rear, radiator, carpet, fully tiled walls. Panelled bath with Mira shower unit over, pedestal wash basin with fitted mirror above low level w.c., shaver point

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.

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 licenced bar.





TENURE:

Leasehold:
LEASEHOLD: 125 Years from 1st February 1988. 87 years remaining
We understand the current service charge is Service Charge: £4262.50 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.

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 AUTHRORITY:

Gravesham Borough Council

Council Tax Band C £2123.23 2026/2027

SERVICES:

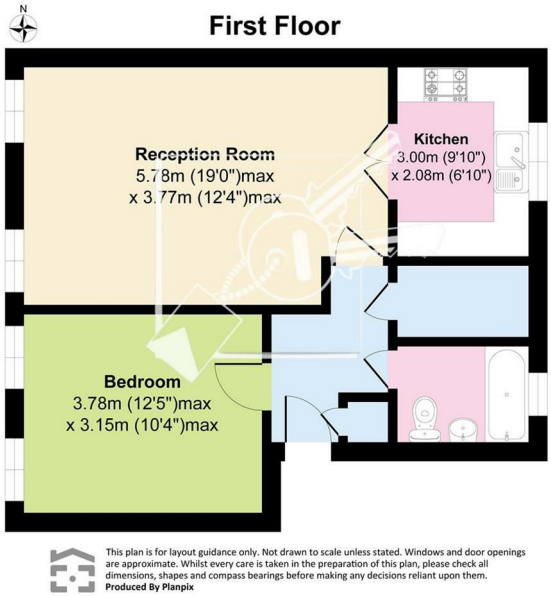
Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

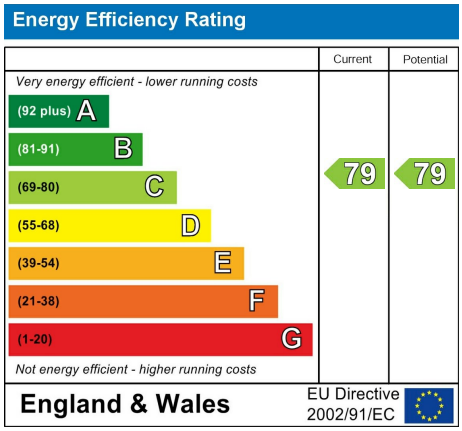
COMMUNAL GARDENS:

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

James Oaks, Trafalgar Road, Gravesend, Kent, DA11

Approximate Gross Internal Area 51.8 sq m / 559 sq ft





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The Property Ombudsman
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