

Sealeys
Walker Jarvis
Est. 1851

67 St James Oaks,
Trafalgar Road,

£150,000

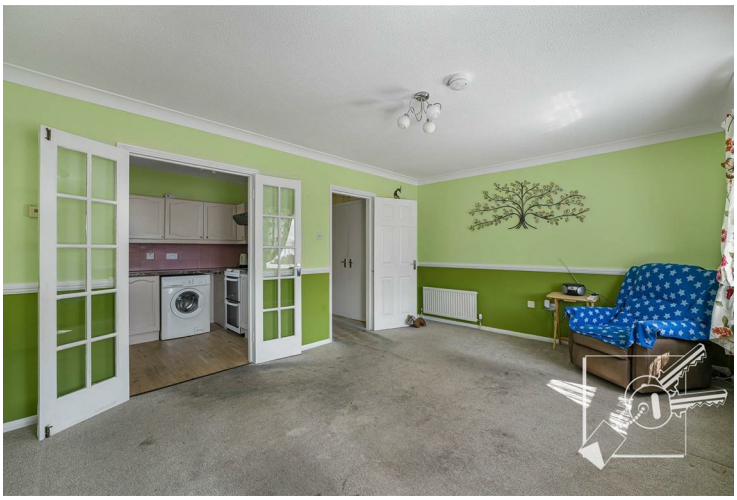
- One Bedroom Retirement Flat For The Over 55s
- First Floor Level with Lift
- Gas Central Heating
- 24/7 Gated Security
- Communal Club House With Licenced Bar Run By The Residents
- Close To Town and Station





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





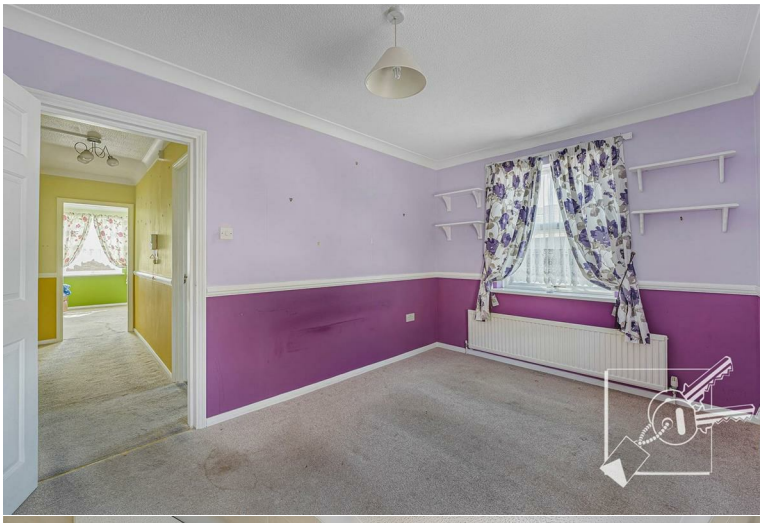


DESCRIPTION:

Situated on the first floor with lift access this one bedroom purpose built retirement flat is situated on the corner of the block and offers immediate vacant possession. Comprising a hall, a good size reception room with space for sitting and dining, kitchen, shower room and double aspect bedroom with fitted wardrobes providing ample hanging and shelving space. The property is heated by gas central heating and the windows are double glazed.

Other benefits include the Ivy Room (club house) where you can socialise with your neighbours over a cup of tea, coffee or even a glass of wine or beer and where various activities and entertainment takes place, organised by the residents. There are well kept communal gardens. 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 daily requirements. The gatehouse offers 24hr a day security to monitor arrivals and departures.









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 it shops, bars, café/bars and restaurants. Gravesend Station is close by and offers services to London or the Kent Coast if you fancy a trip to the seaside. There is also a high speed service offering trains 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:

The development is approached by security gates (known as The Gate House) which are maned 24/7. You will see The Lodge, which is the main point of contact and reception area, to the left as you walk through the gates. There are well tended communal gardens surrounding the development. The property is accessed via lift or stairs and has its own front door.

HALL:

Entrance door, carpet, radiator, double fronted cupboard with plenty of storage, walk in storage cupboard.

RECEPTION ROOM:

Two double glazed windows to front, carpet, two radiators, double doors to kitchen. Ample space for lounge and dining furniture.

KITCHEN:

Double glazed window to side. Fitted with stainless steel sink and drainer, hand painted wall and base units with gloss work surfaces, freestanding electric cooker, Worcester Combination boiler for hot water and central heating. Plumbing for washing machine and space for a fridge freezer. Local tiling to walls.

BEDROOM:

A double aspect room. with double glazed windows to side and rear, carpet, radiator, fitted wardrobe along one wall with sliding doors.

SHOWER ROOM:

Double glazed window to side, vinyl floor. White suite comprising step up and in shower cubicle with grab rail and glass door, vanity wash basin, low level w.c, tiled walls and heated towel rail.





TENURE:

LEASEHOLD: 125 Years from 1st February 1988. 87 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:

Gravesham Borough Council

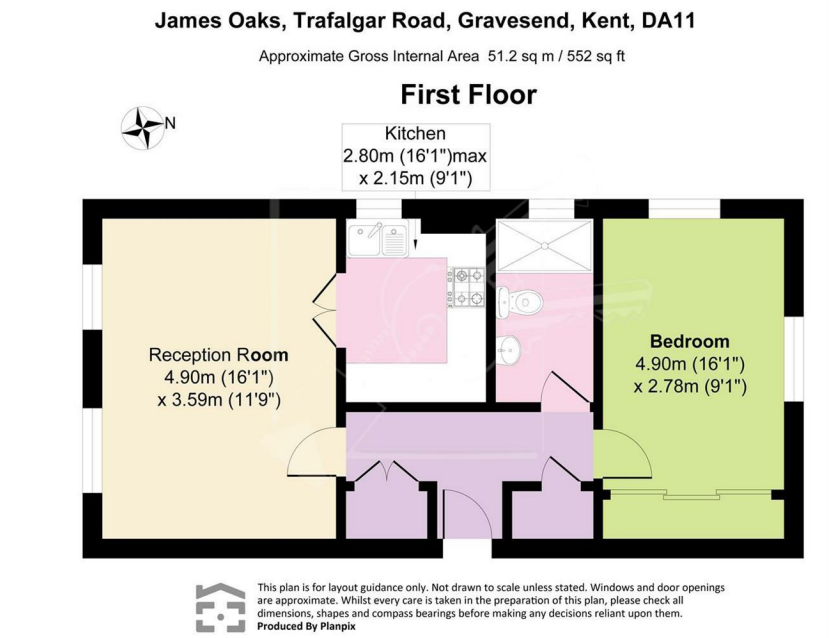
Council Tax Band C: £2123.23 2026/2027

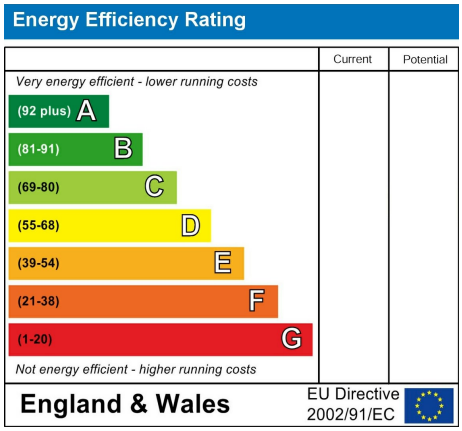
SERVICES:

Mains Gas
Mains Electricity
Mains Drainage
Mains Water

NOTE:

Please note this property is being sold under probate circumstances. We understand Probate is in the process of being applied for. Please note whilst you can proceed with the purchase, exchange of contracts can not take place until probate has been granted.





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The Property Ombudsman
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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.