Sealeys Walker Jarvis

69, St James Oaks
Trafalgar Road,

£99,999

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

DESCRIPTION

A well-positioned retirement apartment offering an excellent opportunity to create a comfortable home in the heart of Gravesend.

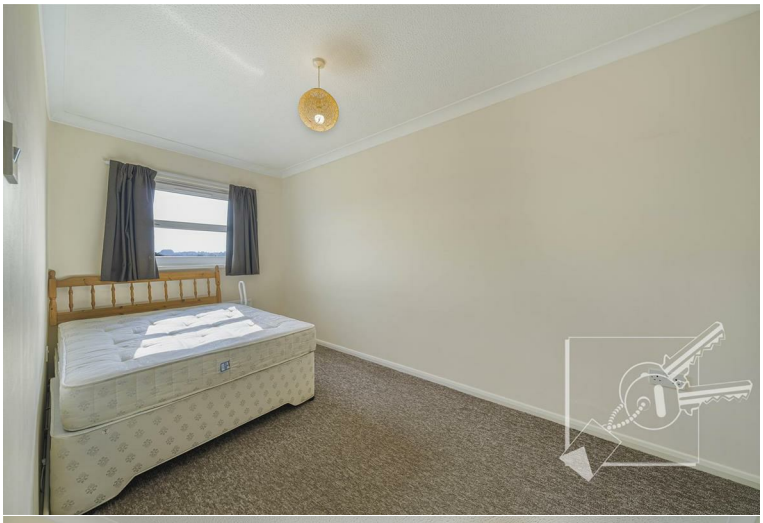
This first-floor property forms part of St. James's Oaks, a purpose-built retirement development intended for residents aged 55 and above. The development occupies a convenient position between Trafalgar Road and Arthur Street, with the town centre and railway station both within easy reach.

Constructed during the 1980–1989 period, the apartment provides straightforward and manageable accommodation for either a single occupant or a couple.

Internally, the layout centres around a well-sized living/reception room, with the kitchen accessed from this space. The accommodation is completed by a generous double bedroom and a bathroom.

For those seeking a retirement property in Gravesend with scope for personalisation, this apartment offers the combination of a convenient setting and practical accommodation. Some updating and creative thinking could transform the property into a comfortable long-term home.

Interested parties are encouraged to arrange an internal inspection to fully appreciate the accommodation and its potential.



COUNCIL TAX

Gravesham, Council Tax Band - C

LEASEHOLD

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.

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

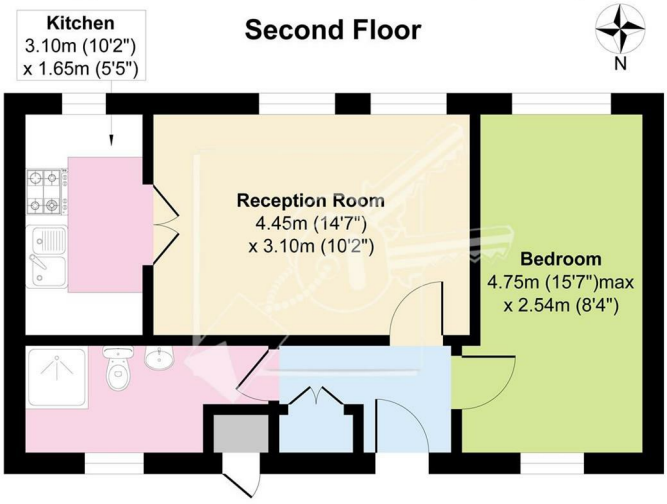
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

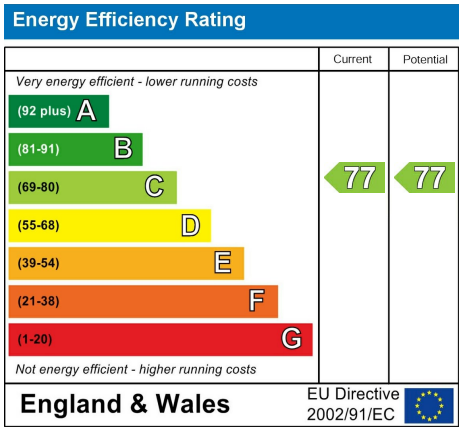
The fee is non-refundable once the verification service has been carried out.

St. James Oaks, Trafalgar Road, Gravesend, Kent, DA11

Approximate Gross Internal Area = 41.2 sq m / 444 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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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.