

Sealeys
Walker Jarvis
Est. 1851

98 St James Oaks,
Trafalgar Road,

£140,000

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- One Bedroom Purpose Built Retirement Flat
- 2nd Floor Level With Lift Access
- 24 Hour Gated Security
- Designed FOR The Over 55's
- Communal Function Room
- Close To Town Centre





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







PROPERTY DESCRIPTION:

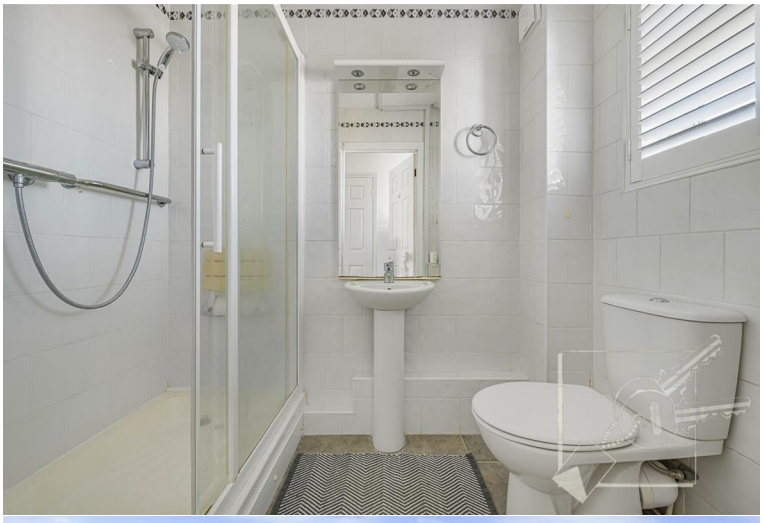
A one bedroom second floor, purpose built retirement flat with lift access. Designed specifically for the over 55's St James Oaks is one of the most popular retirement developments in Gravesend and is within close proximity of the town centre and mainline railway station. Comprising Hall, One reception Room, One Double bedroom, a modern fitted kitchen and shower room. All of the windows are fitted with made to measure venation blinds. Offering vacant possession, meaning no onward chain complications, this is the perfect place for those who require independent living with peace of mind and 24 hour gated security.

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 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:
The development is approached by security gates 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, storage cupboard, sizable airing cupboard with radiator. Doors to shower room, lounge and bedroom.

LOUNGE/DINER:
5.18m x 3.30m (17" x 10'10")
A through room opening into the kitchen at the far end, with double glazed window, carpet, radiator, telephone point.

KITCHEN:
2.69m x 2.13m (8'10" x 7")
Double glazed window, Fitted with white sink and drainer, modern white gloss wall and base units with complementary teak work surfaces, part tiled walls, laminate tiled effect floor,. Built in "Neff" Oven and hob with extractor hood above, washing machine, fridge-freezer with water dispenser to remain subject to sale price.

BEDROOM:
4.04m x 3.05m (13'3" x 10'0")
Double glazed window, radiator, carpet, telephone point.

SHOWER ROOM:
Double glazed window, modern white suite comprising; step in shower cubicle with glazed screen and tiled walls, pedestal wash basin, WC, radiator, fitted mirror & light, extractor fan, tiled floor.

OUTSIDE:
An integral meter cupboard/bin/store.

COMMUNAL GARDENS:
Well maintained communal gardens and grounds with lawns which surround the development and are cared for by the management company

TENURE:
Leasehold: 125 Years from 1st February 1988. 87 years remaining

We understand the current service charge is: £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 AUTHORITY
Gravesham Borough Council

Council Tax Band C £2123.23 2026/2027

UTILITIES:
Mains Gas
Mains Electricity
Mains Water
Mains Drainage

NOTE:
Please note this property is being sold subject to probate which we understand is in the process of being applied for, therefore you can proceed with the purchase, owever until probate is granted you are unable to exchange contracts.

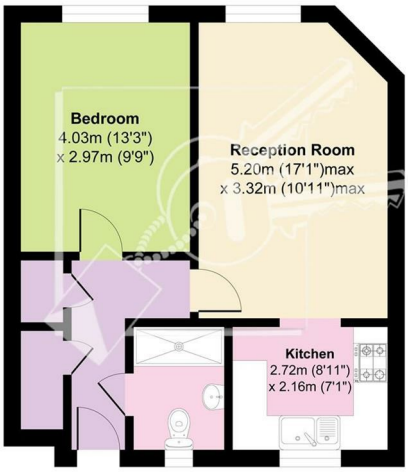




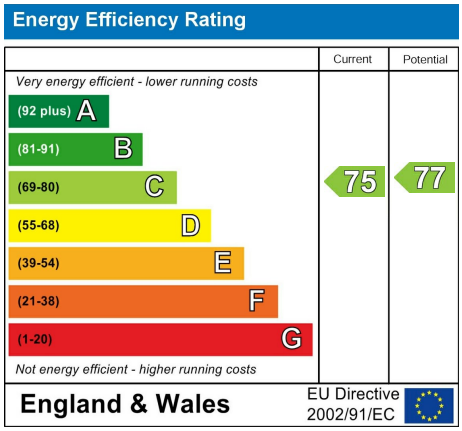
James Oaks, DA1

Approximate Gross Internal Area 47.4 sq m / 511 sq ft

Second Floor



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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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.