

Sealeys
Walker Jarvis
Est. 1851

65 St James Oaks,
Trafalgar Road,

£140,000

C

- 1 Bedroom First Floor Retirement Flat
- Lift
- No onward Chain
- Designed for The Over 55 Years of Age
- Move in ready
- Viewing Highly Recommended





65 St James Oaks Trafalgar Road, Gravesend, Kent, DA11 0QU



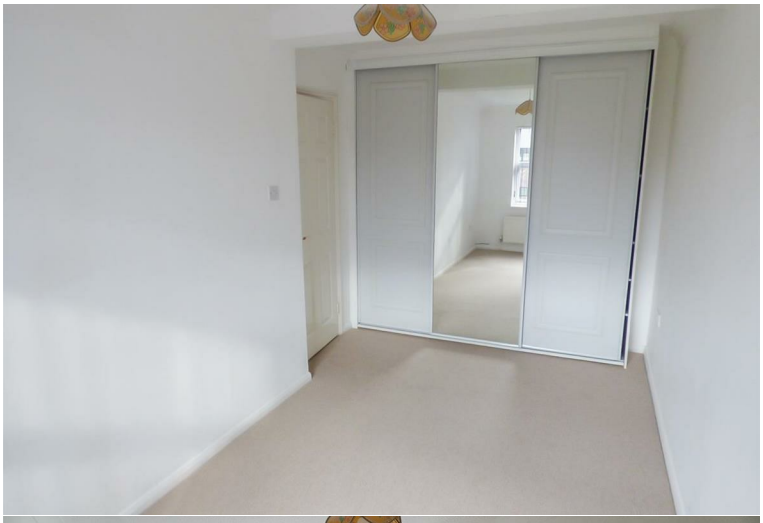




DESCRIPTION:
Situated in one of the most popular retirement complexes in Gravesend, this one bedroom, modern apartment, located on the first floor, giving that extra feel of security. The property can be accessed by lift or stairs. Well presented throughout, with white contemporary laminate flooring to the principle rooms, creating a light and airy feeling. The lounge/diner enjoys views over the well tended communal gardens and there are double doors through to the modern fitted kitchen comprising white gloss units with complimentary white granite style work surfaces and built in oven and hob. The bedroom comes complete with a fitted wardrobe and there is an extra double storage cupboard in the hall with plenty of additional hanging and shelving space. There is a modern shower room with a white suite. The flat benefits from Gas Central Heating and double glazed windows. Viewing is highly recommended.

St James Oaks is within close proximity of the town centre and railway station and is ideal for those requiring independent living with security. The Ivy Room (club house) boasts a licenced bar 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 area. The management team are based here with staff on hand to offer advice on any daily requirements. The Gatehouse is 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 and this particular apartment is situated directly opposite the lift. 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 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. The A2 with links to the M2, M20 and M25 are easily accessable for those who drive. The renowned Bluewater shopping centre is just short bus or car ride away if you fancy some retail therapy or to dine out in one of their many restaurants/cafe bars. You can also visit the cinema whist at Bluewater.

FRONTAGE
The property is approached through walk ways and well tended communal grounds and is conveniently located directly opposite the lift.

HALL:
Private entrance door leading into the hall. Contemporary white laminate flooring, radiator, emergency warden control caller, double storage cupboard, with ample hanging/shelving space and radiator. Access to lounge/diner, bedroom & shower room.

LOUNGE/DINER:
4.50m x 3.07m (14'9" x 10'1)
Two double glazed windows enjoying views over the well tended grounds. Radiator. Contemporary white laminate flooring. Double doors leading into kitchen:

KITCHEN:
3.07m x 1.63m (10'1 x 5'4")
Modern white gloss wall and base units, complimentary white granite style work surfaces, built in electric induction hob, built in electric oven. White round enamel sink and drainer with mixer tap. Plumbing and space for washing machine. Space for fridge/freezer. Continued white laminate flooring. Wall mounted Vaillant boiler providing central heating and hot water. Double glazed window over looking the grounds.

BEDROOM:
4.75m x 2.26m (15'7" x 7'5")
Double glazed window overlooking the communal grounds, carpet, radiator, modern fitted wardrobe along one wall with ample hanging and storage space.

SHOWER ROOM:
2.97m inclufing door rcess x 1.57m max (9'9 including door recess x 5'2 max)
Double glazed window to front. Vinyl flooring radiator. Fitted with white suite, including a step in shower cubicle with glass enclosure and tiled walls, pedestal wash basin, low level w.c..

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, it even has a licenced bar, managed by the residents.

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.

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

PARKING:
Parking can be arranged under separate negotiation via St James Oaks Management Company in the car park at the front of the complex.





SERVICES:
Mains Gas, Electric, Water and Mains drainage:

LOCAL AUTHORITY: Gravesham Borough Council

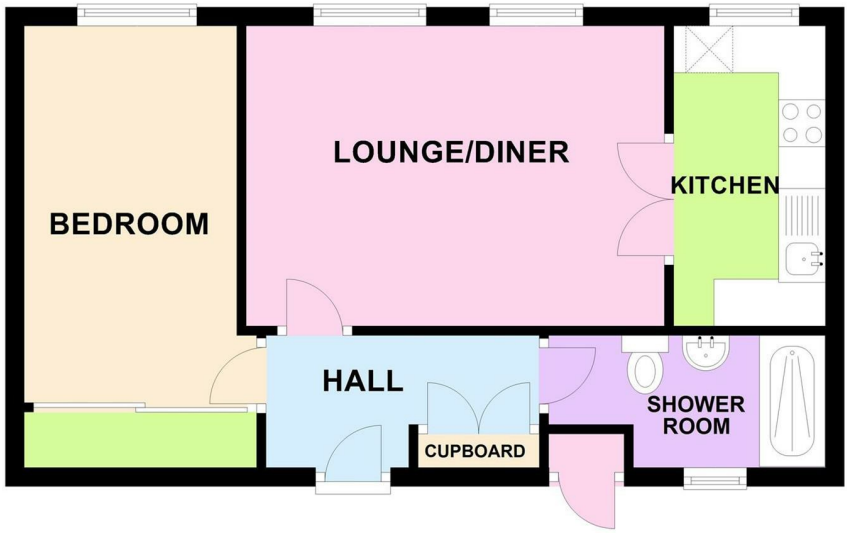
COUNCIL TAX BAND: C £2,039.25 for 2025-2026

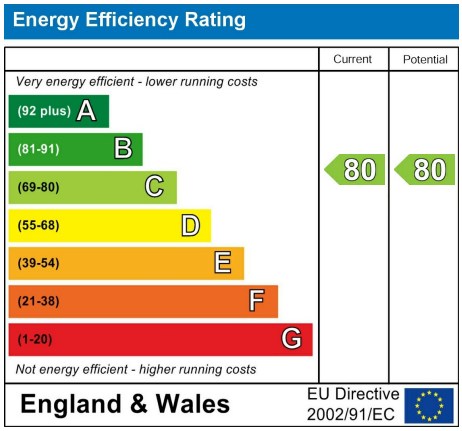
Broadband (estimated speeds)
Standard 16 mbps
Superfast 88 mbps
SOURCE - SPRIFT

TENURE:
LEASEHOLD:125 years from 1st February 1988
Approx. 87 years remaining on the lease.
Service Charge: £4262.50 per annum for 2025 -2026
Ground Rent: £100

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.

FIRST FLOOR





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The Property Ombudsman
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