

Sealeys
Walker Jarvis
Est. 1851

71 St James Oaks, Trafalgar Road,

£120,000

C

- 1 Double bedroom Retirement flat
- Modern Fitted Kitchen & Shower Room
- Communal Licensed Function Room Run by The Residents
- Designed for the over 55's
- No Onward chain
- 24/7 Gated Security





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





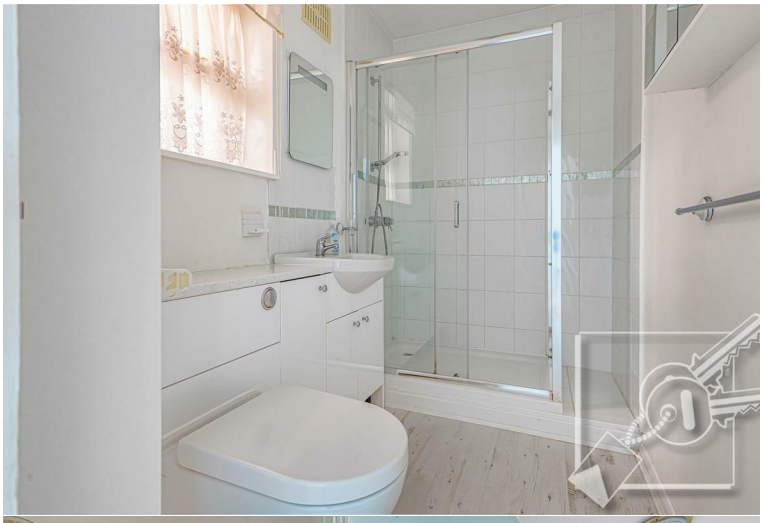


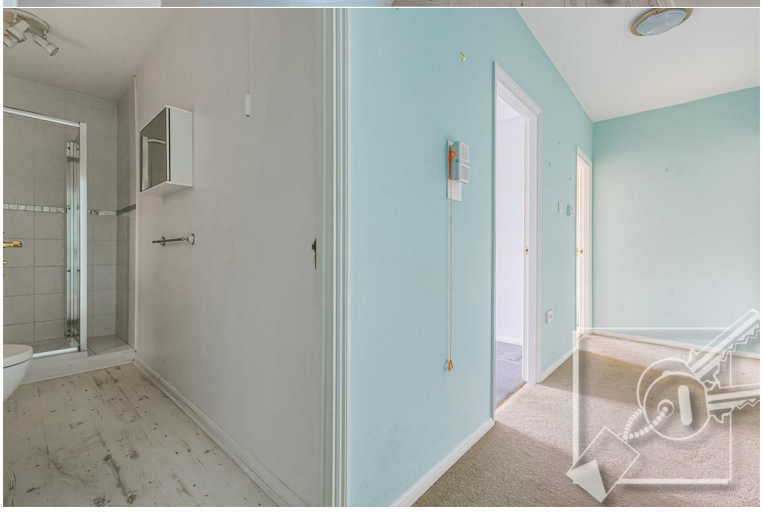
DESCRIPTION:

RETIRE IN STYLE: This purpose-built retirement apartment designed for the over 55's is situated on the 2nd floor adjacent to the lift. Offering immediate vacant possession the accommodation includes a large hallway with a convenient walk-in storage cupboard, access to loft and a further storage cupboard. There is a nice size reception room with space for lounge furniture and a small dining table if required, this leads into to the fitted kitchen with built in oven and hob. The double bedroom offers plenty of space for double bed and wardrobes and a modern shower room. The apartment is heated by gas central heating and benefits from double glazed windows. Well presented and ready to move viewing is highly recommended.

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, emergency pull cord, walk in cupboard wit plenty of storage. Further storage cupboard.

RECEPTION ROOM:

Double glazed window, radiator, carpet, telephone point, double doors to:

KITCHEN:

Beech effect wall and base units , round stainless steel sink and drainer, New World ceramic electric hob with extractor above,built in oven in housing unit. Worcester combi boiler, vinyl flooring.

BEDROOM:

Double glazed window, carpet, radiator.

SHOWER ROOM:

Double glazed window, Laminate flooring, heated towel rail. Modern white suite comprising step in shower cubicle with glass doors, vanity wash basin, low level w.c. with built in cistern.





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

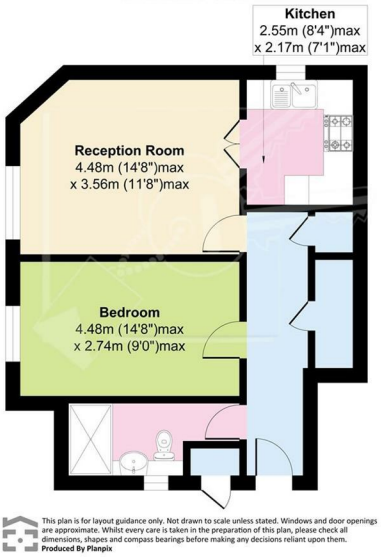
SERVICES:

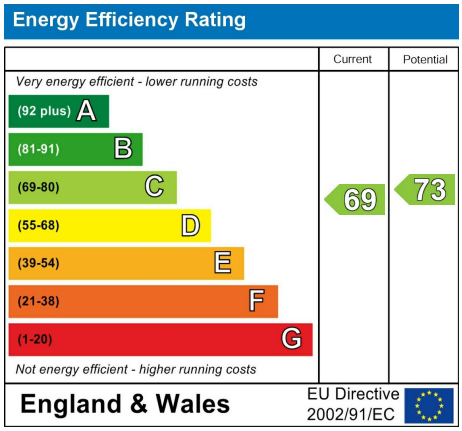
Main Gas, Mains Electricity. Mains Water, Mains Drainage.

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

Approximate Gross Internal Area 50.6 sq m / 546 sq ft

Second Floor





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