



62 St James Oaks,
Trafalgar Road,

£115,000



- 1 Bedroom, First Floor Retirement Flat
- No onward chain
- Over 55's of age
- Gas Central Heating



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



DESCRIPTION:

A one bedroom flat on the 1st floor of the middle block within a popular retirement development for the over 55's of age, offering immediate vacant possession. Accessed via lift or staircase, the property comprises hall, living room overlooking the communal gardens, kitchen, shower room and one double bedroom with built in wardrobe. Heated by gas central heating with radiators and double glazed, this property is offered for sale at a competitive price . Situated in one of the most popular retirement complexes in this area, designed specifically for the over 55's, St James Oaks is within close proximity of the town centre and railway station and is ideal for those requiring independent living with peace of mind and security. The Ivy Room (club house) boasts a licenced bar, run by the residents, 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 for the management team 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. 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 accessed for those who drive. The renowned Bluewater shopping centre is just short bus or car ride away if you fancy some retail therapy.



FRONTAGE:

The property is situated in the middle block and approached through the well kept communal grounds. Accessed via the lift or stairs to all floors.

HALL:

Entrance door, laminate floor, built in double fronted cupboard with plenty of storage, slated shelves and radiator.

LOUNGE:

Double glazed window overlooking the communal gardens, laminate floor, two radiators, open arch way to:

KITCHEN:

Fitted with hand painted wall and base units, work surfaces, stainless steel sink and drainer, freestanding red "Stoves" gas cooker, plumbing for washing machine and space for fridge/freezer, local tiling to walls.



BEDROOM:

Double glazed window over looking communal gardens, fitted wardrobes with sliding doors along one wall., Built in cupboard housing Worcester boiler for hot water and central heating. Radiator, carpet.

SHOWER ROOM:

White suite comprising shower cubicle with glass screen, vanity wash basin, low level w.c. with built in cistern, heated towel rail, tiled floor, double glazed window.

PARKING

Onsite parking by arrangement with the management company.

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

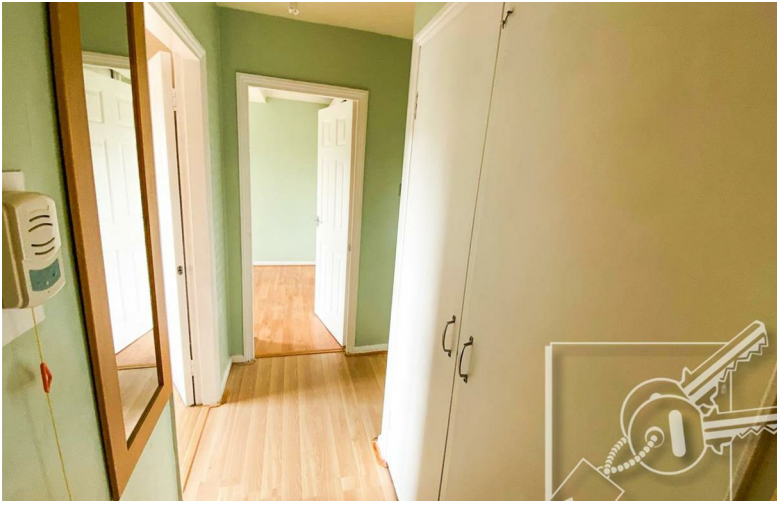
THE IVY ROOM:

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, all arranged by the residents. It even has a licenced bar.

THE GATEHOUSE:

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

SERVICES:

Mains Gas, Mains Electricity, Mains Water, Mains Drainage

TENURE:

LEASEHOLD: 125 Years from 1st February 1988. 88 years remaining

We understand the current service charge is Service Charge: £4262.50 per annum 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.

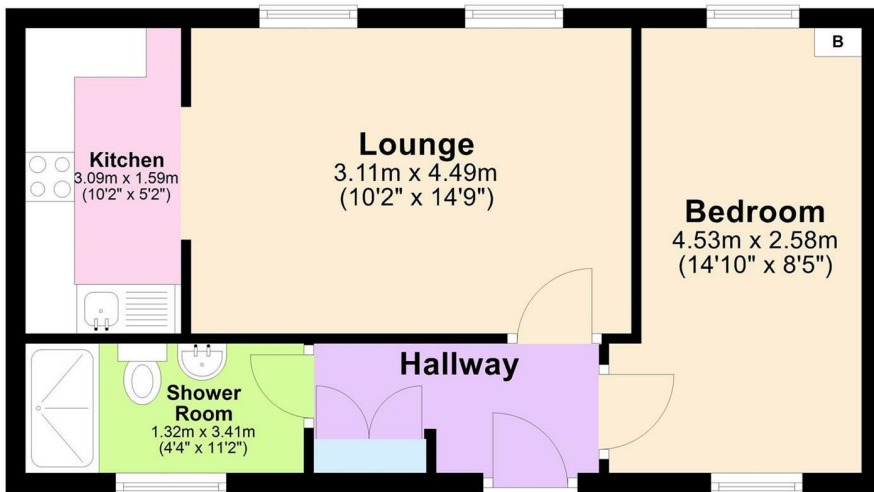
Ground Rent £100 per annum

Your solicitor/conveyancer should confirm full details prior to exchange of contracts

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band: Band: C - £2123.23 2026/2027



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.