Sealeys Walker Jarvis Est. 1851

01474 369368

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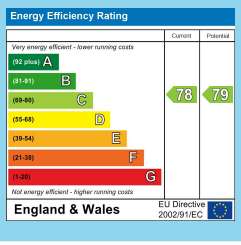


91 St James Oaks, Trafalgar Road

Gravesend

DA11 0QU

£100,000









PROPERTY FEATURES

- Modern one bedroom apartment
- Over 55's development
- Close to town centre
- Move in ready

Contact us for more info or to book a viewing

01474 369368 Sales@Sealeys.co.uk www.sealeys.co.uk

Property Details

LOCATION DECRIPTION

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, 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.

PROPERTY DESCRIPTION

We are pleased to bring to market this first floor one bedroom retirement apartment situated within a development designed specifically for the over 55's. The property has its own private entrance and offers well presented and spacious living accommodation throughout including hall, lounge/diner, fitted kitchen with built in oven and hob, shower room and one double bedroom. Heated by Gas Central Heating the windows are double glazed. Offering immediate vacant possession this property is ready to move into.

St James Oaks is the perfect place for independent living and to feel safe and secure with twenty four hour security and Management Team. Surrounded by extremely well maintained communal grounds and its own club house where you can socialise with your neighbours, over a cup of tea, glass of wine/beer and various entertainment and activities take place. Pets may be allowed at the Managers discretion.

ENTRANCE HALL

Private entrance door leading to bedroom and lounge/diner along with 2 cupboards - linin cupboard - 1.7m x 0.82m & storage cupboard - 1.05m x 0.82m

LOUNGE/DINER

10'9" x 17'0"
A generous size room with distinct dining area. Double glazed window to rear, radiator, carpet.

KITCHEN

8'11" x 7'2"
Double glazed window to front with views of communal garden, vinyl flooring, Fitted with white wall and base units with complimentary brown marble effect work surfaces, stainless steel sink and drainer, built in electric hob and electric oven. Space and plumbing for washing machine, boiler in corner and part tiled walls.

BEDROOM

13'2" x 9'8"
Double glazed window to rear, carpet, radiator.

SHOWER ROOM

7'1" x 4'11"
Double glazed window to front, white suite comprising double shower cubicle, vanity basin, w.c., heated towel rail and white tiled walls.

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

This the communal club house where you can meet and socialise with your neighbours over a cup of tea/coffee or even a glass of wine or beer. Various activities take place in here which you can participate in.

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 GROUND/GARDENS

Well maintained communal gardens with flower beds, lawns and foot paths.

SERVICES

Mains Gas, Electric, Water and Mains drainage:

LOCAL AUTHORITY: Gravesham Borough Council

COUNCIL TAX BAND: C - £2123.23 2026/2027

TENURE

This standard construction property is Leasehold: 125 years from 1st February 1988
Approx. 87 years remaining on the lease. ends 01/02/2113

Ground Rent: £100 fixed (no reviews to this amount for the term of the lease)

Service Charges £4262.50 for 2024-2025, 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.

PARKING

Parking is not automatically provided to residents but if a new owner has a car they can rent an allocated space - the annual cost is £108 in 2024. Unallocated spaces are available for visitors.

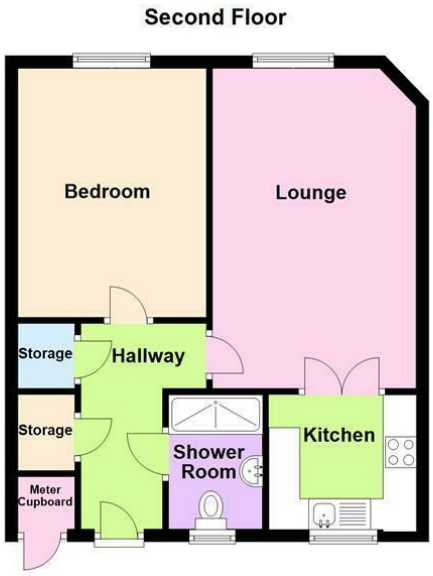
BROADBAND AND MOBILE COVERAGE

Broadband and utilities can be selected by the owner but SKY is available via a communal dish with the only cost being installation from the dish to the apartment.

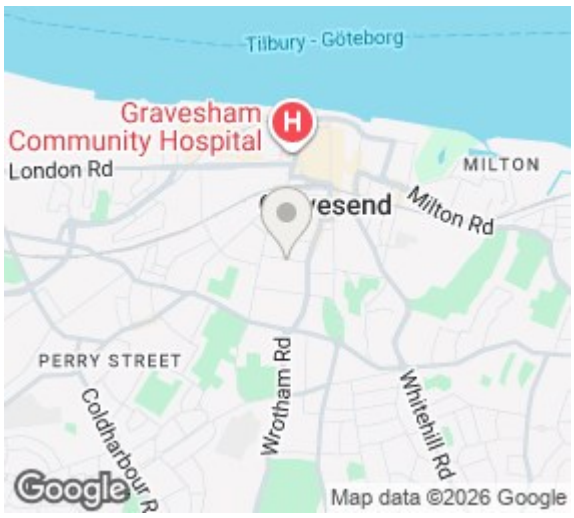




Floor Plan



Location



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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.