

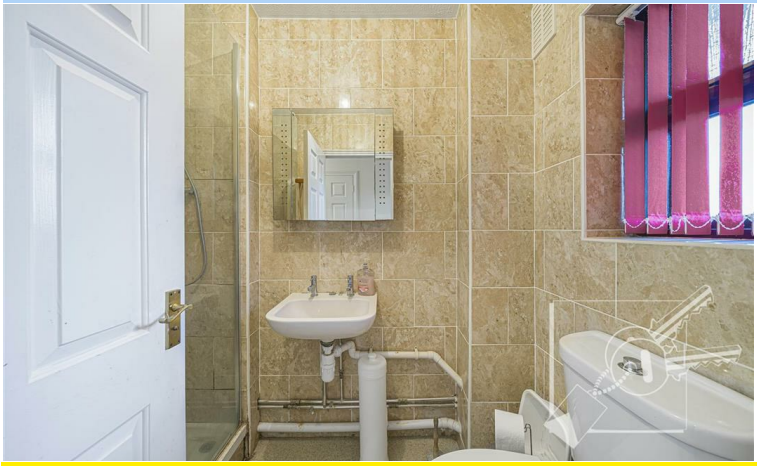
Sealeys Walker Jarvis Est. 1851

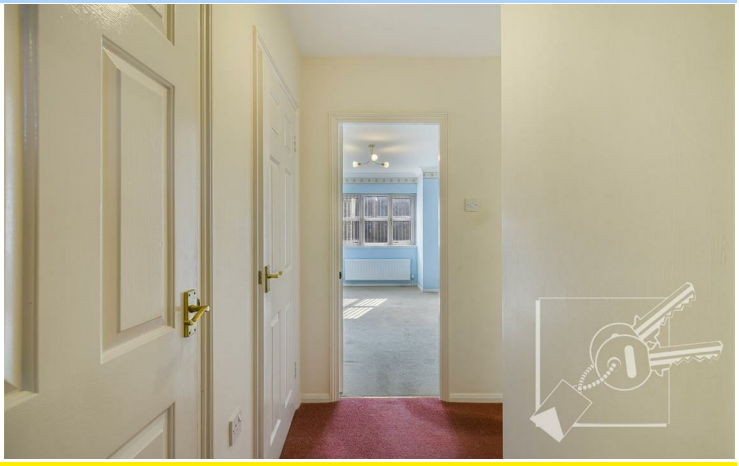
87 St James Oaks,
Trafalgar Road,

£125,000

B

- Retirement Flat
- No Chain
- 1 Bedroom
- Over 55's only





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







DESCRIPTION

Situated within the popular St. James's Oaks development, this purpose-built retirement apartment offers a practical and comfortable home for those aged 55 and over. Positioned between Trafalgar Road and Arthur Street in Gravesend, the property is conveniently located for access to both the town centre and Gravesend railway station.

Found on the first floor, the apartment dates from the 1980s and provides well-balanced accommodation suited to either an individual or couple.

The accommodation includes a welcoming reception room which provides the main living area and leads through to the kitchen. There is also a spacious double bedroom and a bathroom.

With a little imagination and some thoughtful improvements, this apartment could provide an appealing base for retirement living in Gravesend, combining a convenient location with comfortable, manageable accommodation.

Early viewing is recommended to appreciate the potential this property has to offer.

COUNCIL TAX

Gravesham, Band - C









TENURE

LEASEHOLD: 125 Years from 1st February 1988.
We understand the current service charge is Service Charge: £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

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

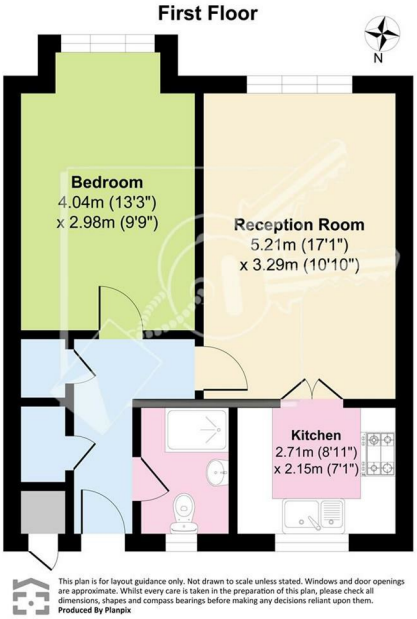
The fee is non-refundable once the verification service has been carried out.

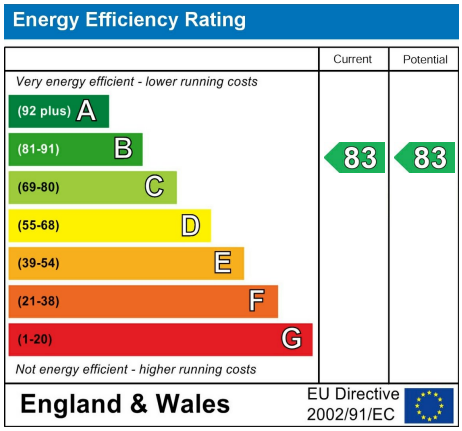




St. James Oaks, Trafalgar Road, Gravesend, Kent, DA11

Approximate Gross Internal Area = 49.4 sq m / 533 sq ft





184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368

The Property Ombudsman
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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.