

62 St James Oaks Trafalgar Road

Gravesend DA11 0QU

Offers Around £95,000

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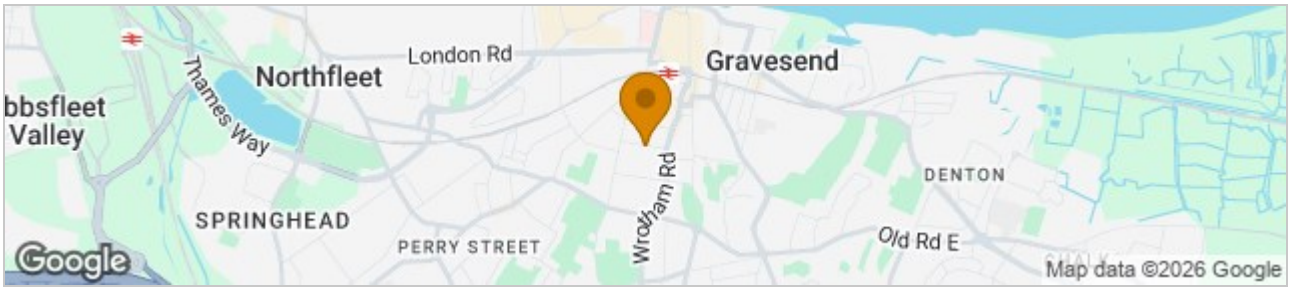
Retirement Complex. Nestled in the tranquil Trafalgar Road, Gravesend, this delightful one-bedroom first-floor retirement property is situated within the esteemed St James Oaks complex, specifically designed for those aged 55 and over. Offered with no forward chain, this residence presents an excellent opportunity for those seeking a peaceful and secure living environment. The gated complex boasts ample parking and beautifully maintained communal gardens, providing a serene backdrop for relaxation and socialising. The flat itself features a spacious lounge, a well-equipped fitted kitchen, and a generous shower room, ensuring comfort and convenience for its residents. The double bedroom offers a restful retreat, perfect for unwinding after a busy day. Security is paramount in this community, with secure gates and 24-hour security in place, allowing you to enjoy peace of mind. The property is conveniently located within easy reach of various amenities, including the Gravesham Community Hospital and the bustling Gravesend town centre, where you can find a variety of shops, cafes, and services. The train station is also just a short walk away Please note that ground rent and service charges apply, and there are eighty six years remaining on the lease. This property is an ideal choice for those looking to embrace a vibrant retirement lifestyle in a supportive community. Don't miss the chance to make this charming flat your new home. The Lodge 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 is 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 operates Twenty-Four hour a day security to monitor all arrivals and departures at the front gate giving that extra peace of mind



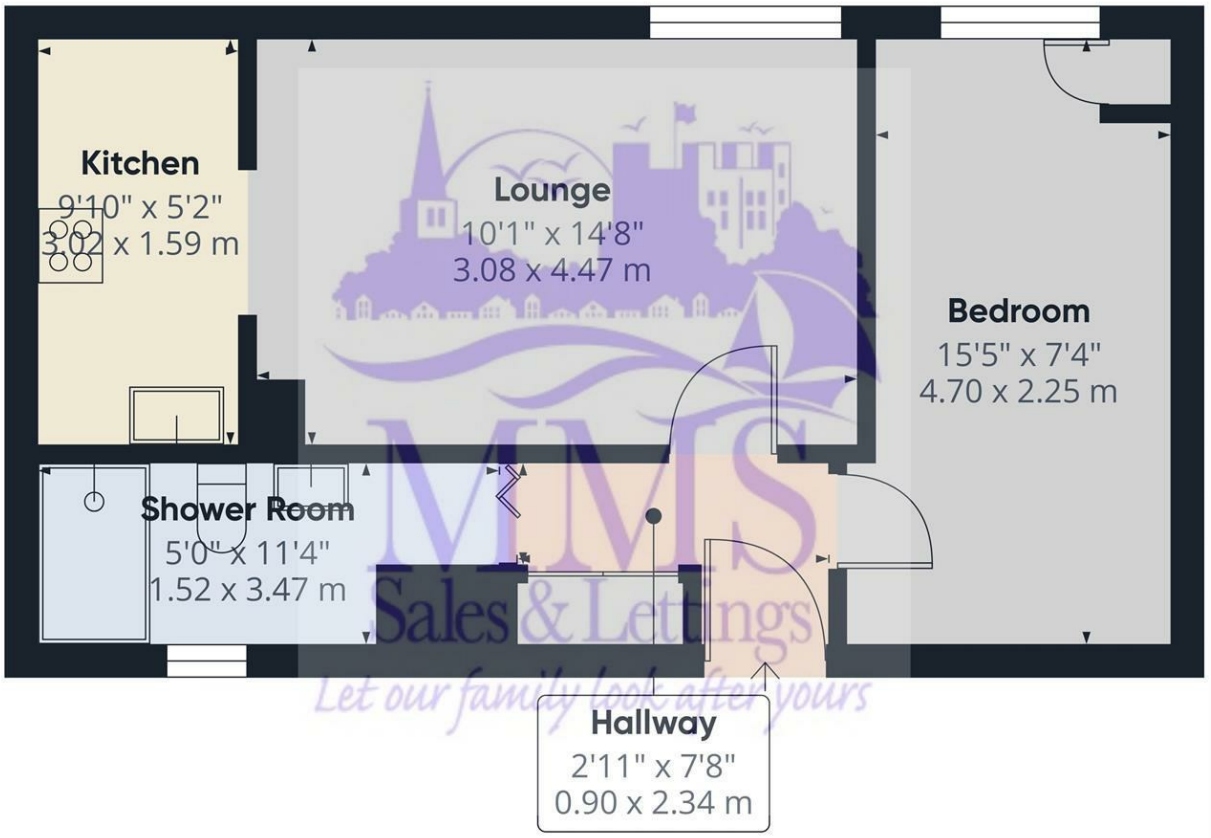




Area Map



Floor Plans



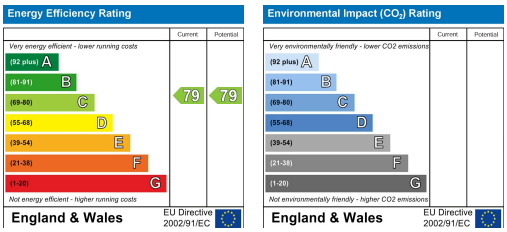
Approximate total area(1)
409 ft²
38 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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