

Sealeys
Walker Jarvis
Est. 1851

38 St James Oaks,
Trafalgar Road,

Price Guide £150,000

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- One Bedroom Bungalow for The Over 55's
- Modern Fitted Kitchen with built in oven & hob
- Popular Retirement Development Close to Town & Station
- 24/7 Monitored Gated Entrance, Vacant Possession

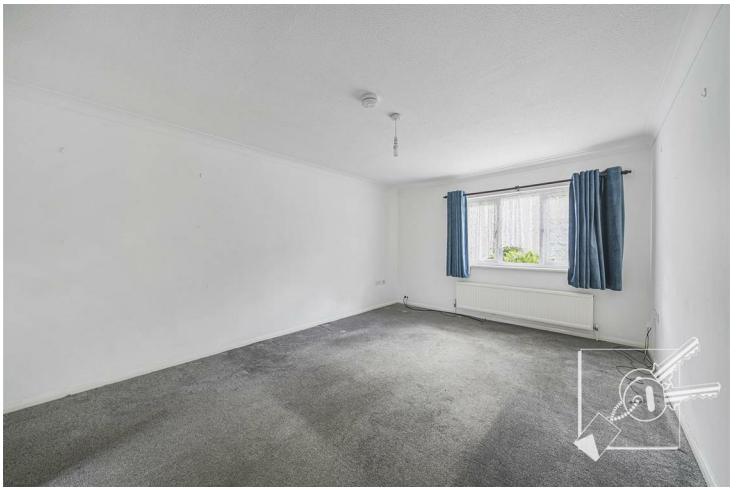




38 St James Oaks Trafalgar Road, Gravesend, Kent, DA11 0QT





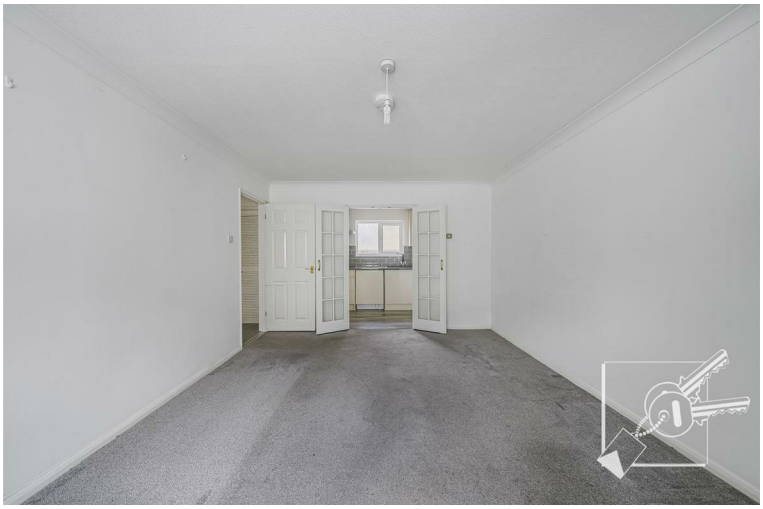


DESCRIPTION:

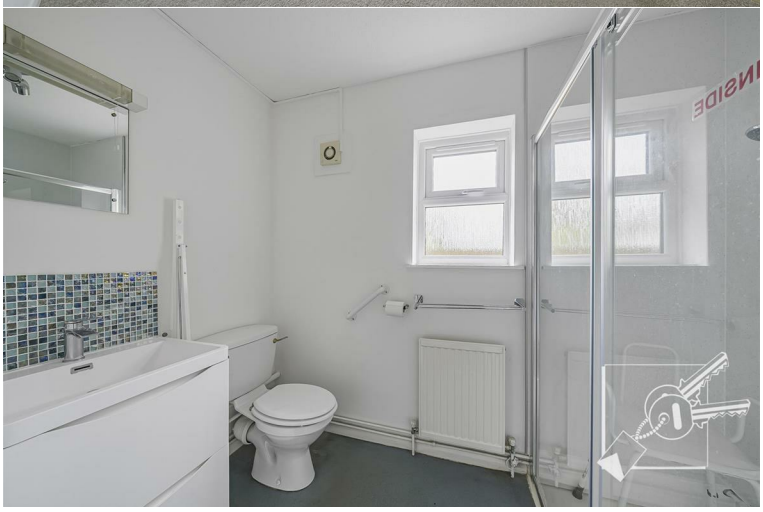
£150,000-£160,000: Rarely available within this development we are pleased to bring to market this one bedroom one bungalow. Designed specifically for active people/couples who would enjoy living within a vibrant community, St James Oaks is one of the most popular developments in Gravesend for the over 55s. Offering immediate vacant possession, there are no onward chain complications, For the active or working person, there is the security of knowing your property lies behind security gates and there are always neighbours whose company can be enjoyed in the on-site clubhouse, but in the case of an emergency, there is also someone to help out. The property comprises its own entrance leading into the hall which includes two storage cupboards, a spacious reception room with double doors leading into a modern fitted kitchen, one double bedroom and a modern shower room which is designed for disabled use. It is heated by Gas Central Heating and benefits from Double Glazing.

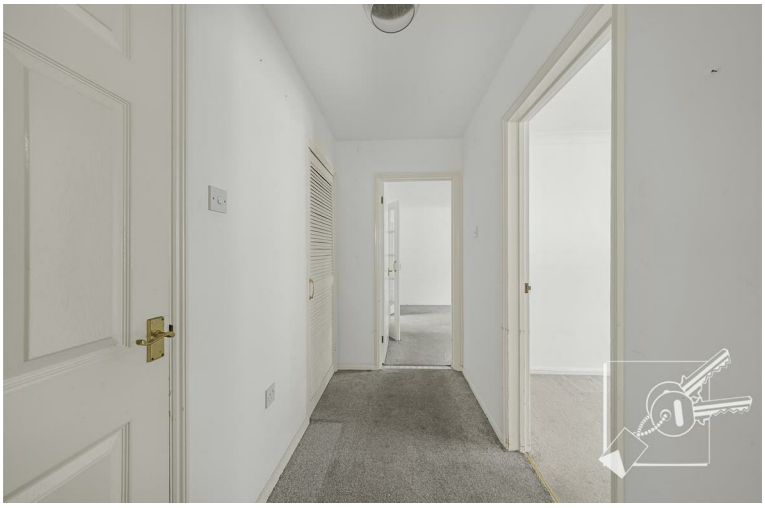
Other benefits include the Ivy Room, (Club House) where you can socialise with your neighbours over a cup of tea or coffee or even a drink or two from the bar where they host social events and where various activities and entertainments take place. There are well maintained communal gardens and grounds some of the existing owners help by getting involved in the gardening. 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 any daily requirements. The Gatehouse is fully staffed 24hours a day security to monitor arrivals and departures.

Viewing is highly recommended.









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. The bungalow is literally just a stones throw from here. There are well tended communal gardens surrounding the development. The property is accessed via its own private side entrance door.

HALL:

RECEPTION ROOM:

Double glazed window to front, carpet, radiator. Double doors leading into:

KITCHEN:

Double glazed window to rear. A modern fully fitted kitchen complete with integrated appliances comprising cream gloss wall and base cupboards, complimentary gloss work surfaces, Zanussi built in oven in housing unit, electric ceramic hob, one and a half bowl sink and drainer, Integrated washing machine, Integrated dish washer, space for fridge-freezer. Alpha combi boiler for hot water and central heating, laminate floor, local tiling to walls.

SHOWER ROOM:

Double glazed opaque window to rear. Modern suite comprising shower cubicle with glass sliding doors and shower unit, vanity wash basin,, low level w,c. Non slip flooring, radiator, extractor fan, fitted wall mirror with light.

BEDROOM:

A double room with plenty of space for a double bed and bedroom furniture. Double glazed window to front, radiator, carpet.

COMMUNAL GARDENS:

Well tended communal lawns and flower beds maintained by the management company

THE IVY ROOMS: (CLUB HOUSE)

Well tended communal lawns and flower beds maintained by the management company

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.

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





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:

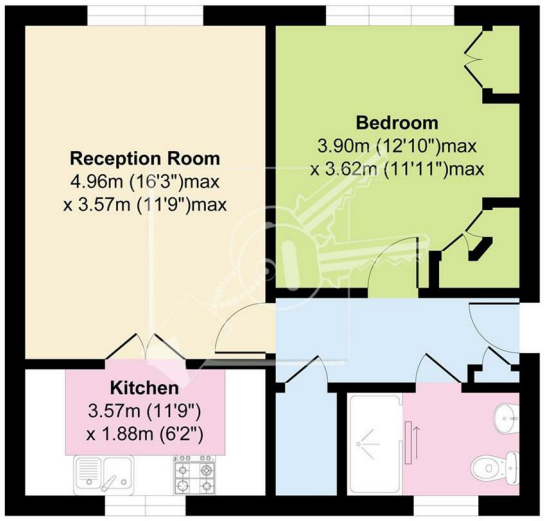
Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

NOTE:

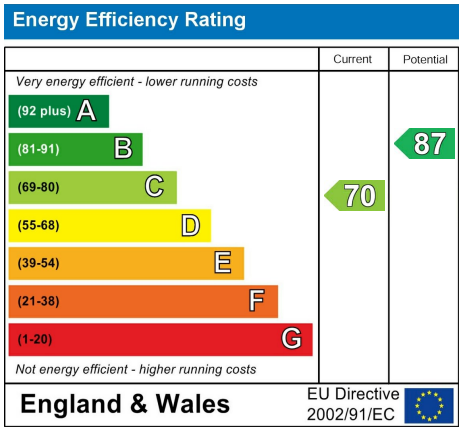
Please note this property is being sold under probate circumstances. We understand Probate is in the process of being applied for. Please note whilst you can proceed with the purchase, exchange of contracts can not take place until probate has been granted.

James Oaks, Trafalgar Road, Gravesend, Kent, DA11

Approximate Gross Internal Area 51.3 sq m / 552 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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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.