

Sealeys Walker Jarvis Est. 1851

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

£140,000

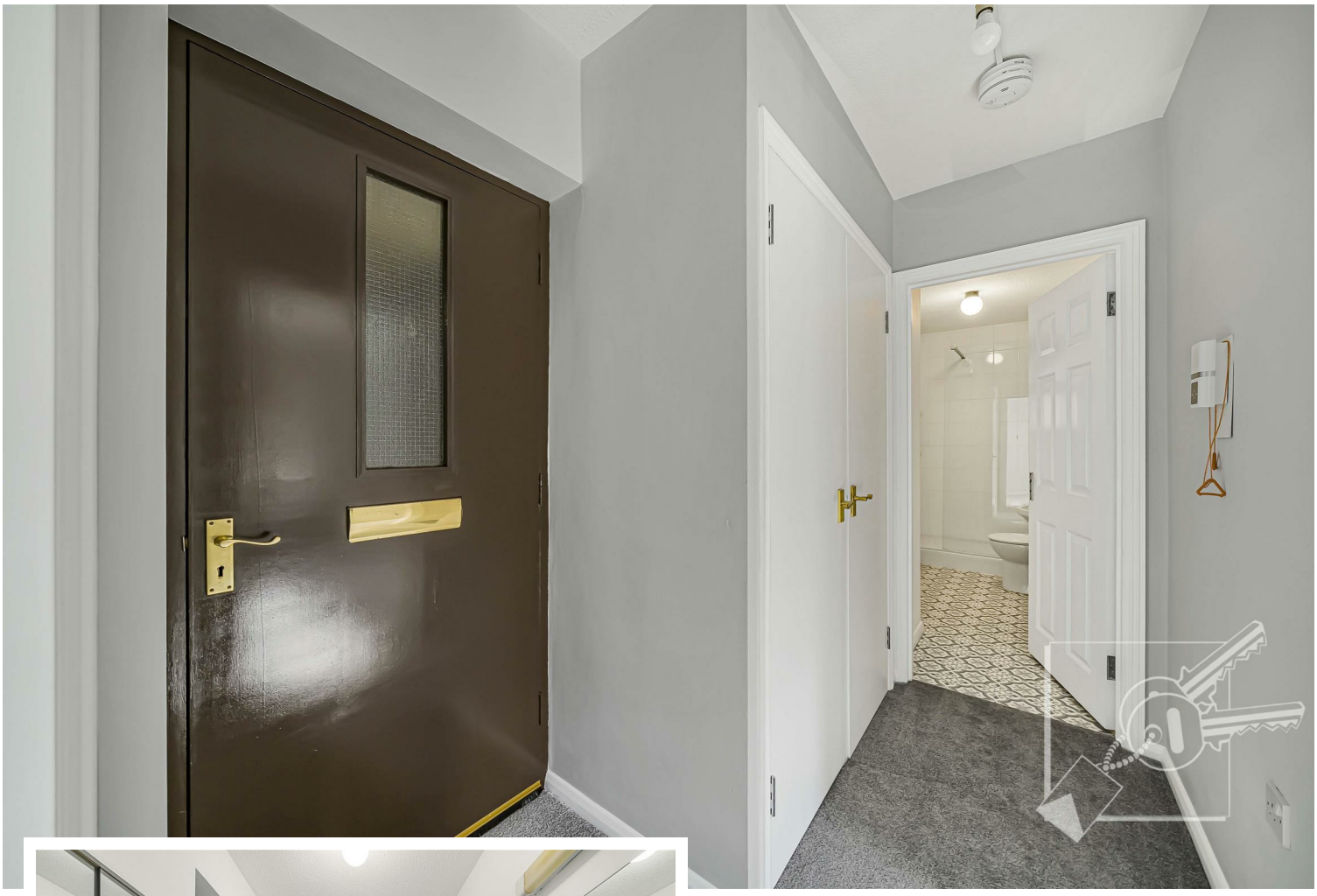
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- 1 Bedroom Ground Floor Flat
- 24/7 Gated Security
- Retirement Development for the over 55's
- No Onward Chain





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







DESCRIPTION:

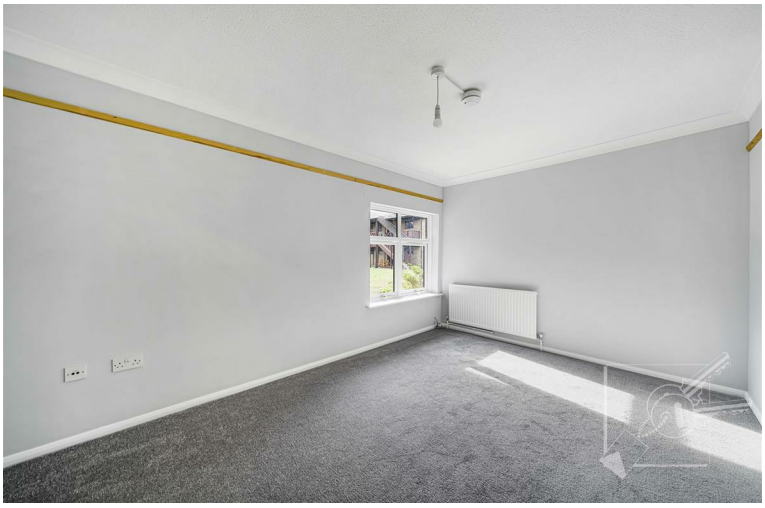
Situated in a popular purpose built retirement development designed for the over 55's, we are pleased to bring to market this one bedroom ground floor flat. Located in a corner location over looking the communal grounds from the lounge and bedroom, the property comprises: hall, lounge/diner with double doors through to the kitchen, one double bedroom and a shower room. Double glazed and heated by gas central heating, the property is offered with immediate vacant possession. The property has been recently refurbished and is in fantastic condition.

Other benefits to living in this community include the Ivy Room (Club House) where you can socialise with your neighbours over a cup of tea or coffee or even an alcoholic beverage and where various activities and entertainment events take place. There are well maintained communal gardens and grounds. 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 24 hours a day for extra piece of mind.









LOCATION:
St James Oaks, is situated off Trafalgar Road, which is within close proximity of Gravesend town centre and station, offering a high speed service to London in around 25 minutes, or you can take the domestic line to London or the Kent Coast. The A2, M2, M20 and M25 motorway links are easily accessed by car.

HALL:
Entrance door, double storage cupboard, carpet.

LOUNGE/DINER:
4.50m x 3.05m (14'9" x 10')
Double glazed window to front over looking the communal gardens, carpet, radiator and double doors through to kitchen.

KITCHEN:
3.10m x 1.65m (10'2" x 5'5")
Fitted with a range of wall and base cupboards, work surfaces. Inset gas hob with extractor hood above and built in oven. Plumbing for washing machine and space for a fridge/freezer.

BEDROOM:
4.72m max x 2.39m (15'6 max x 7'10")
Double glazed window to front, radiator, built in cupboard, carpet.

SHOWER ROOM:
2.64m x 1.52m (8'8" x 5')
Double glazed window, shower cubicle with glass screen and seat, w.c., wash basin, radiator. Vinyl floor.

COMMUNAL GARDENS:
Well-maintained communal gardens and grounds with lawns which surround the development and are cared for by the management company.

OUTSIDE:
An integral meter cupboard/bin/store

THE IVY ROOM
This is the communal lounge/club house where where you can meet up and socialise with the neighbours. We understand they often arrange various function here.

THE LODGE:
This is the main reception and point of contact where you can get daily advice.

THE GATE HOUSE:
24/7 Gated security giving that extra peace of mind.

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

We understand the current service charge is: £4,262.50 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.





SERVICES:

Mains Gas, Electricity, Water and Drainage
Council Tax: Gravesham Borough Council
Band: C

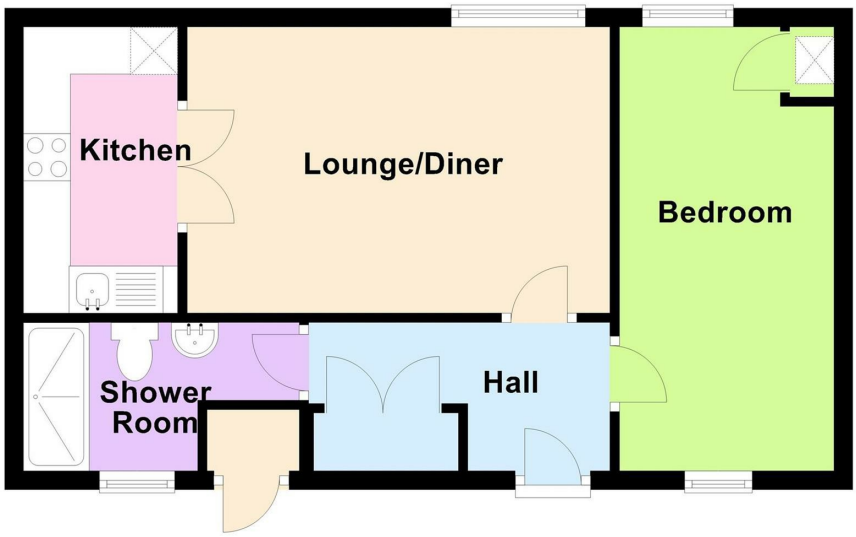
IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

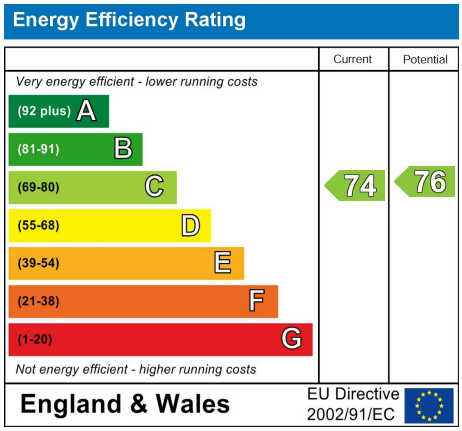
As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

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.





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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.