Sealeys Walker Jarvis Est. 1851

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

Asking Price £189,000

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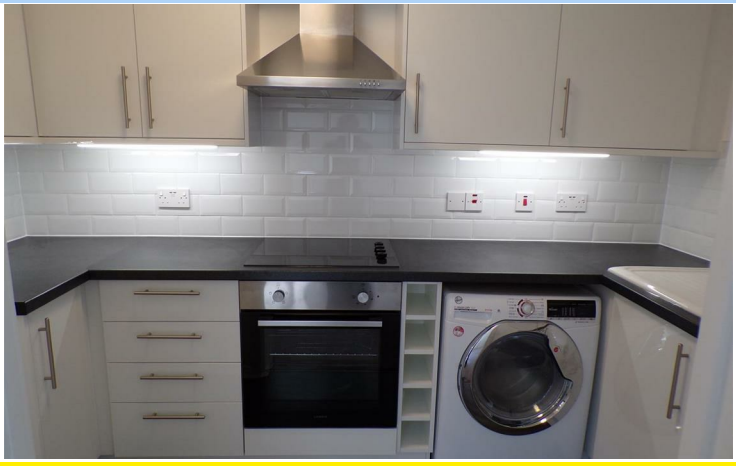
- Ground Floor Two Bedroom Retirement Apartment
- Completely Refurbished
- Designed for the over 55's
- New Kitchen & Shower Room



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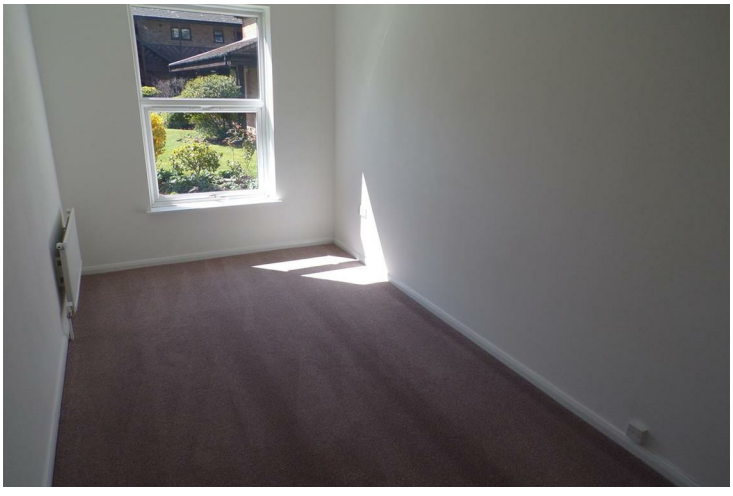


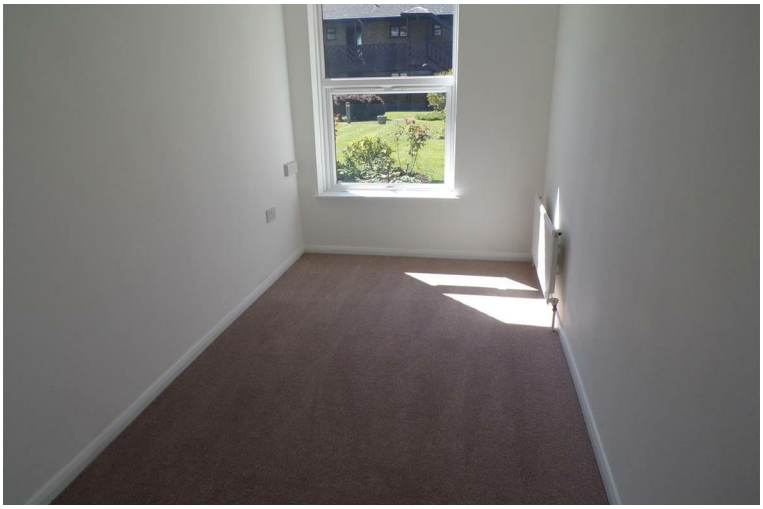
PROPERTY DESCRIPTION

This two bedroom, ground floor, retirement apartment has recently been refurbished throughout, including a brand new fitted kitchen with built in oven, hob, extractor and washer dryer, a new shower room suite and new fitted carpets throughout. Heated by gas central heating, the windows are double glazed and enjoy views over the well tended communal gardens from the principle rooms.

St James Oaks is a retirement development designed specifically for the OVER 55's and is one of the most popular retirement developments in Gravesend. It is within close proximity of the town centre and mainline railway station. Offering immediate vacant possession, meaning no onward chain complications, this is the perfect place for those who require independent living with peace of mind and 24 hour gated security with warden control.

There is a residents' communal lounge known as the Ivy Room, (Club House) where you can socialise with your neighbours over a cup of tea or coffee or even a glass of wine or beer and where various activities and entertainments take place. There are well communal kept 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 security to monitor arrivals and departures.

HALL



LOUNGE/DINER
4.50m x3.00m (14'9" x9'10")

KITCHEN
3.00m x1.65m (9'10" x5'5)

SHOWER ROOM
2.49m x 1.55m (8'2" x 5'1")

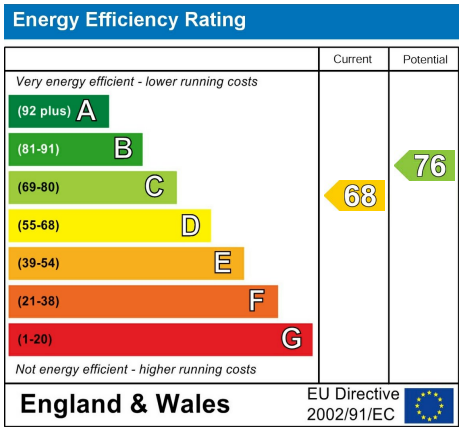
BEDROOM 1:
4.70m x 2.29m (15'5" x 7'6")

BEDROOM 2:
3.51m x 1.93m (11'6" x 6'4")

COMMUNAL GARDENS: Well tended communal grounds and gardens with lawns and flower beds.

LEASEHOLD:
125 years from 1st February 1988
Approx. 91 years remaining on the lease.
Service Charge: £3,600 p.a 21/22 (can be paid monthly £300)
Ground Rent: £100

SERVICES
Mains Gas, Electricity, Water and Drainage
Council Tax: Gravesham Borough Council
Band: C 2021/2022 Charges: £1,716.23



Ground Floor

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Kent
DA12 1EN

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Tel: 01474 369368

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