



100 St James Oaks, St
James Oaks, Trafalgar

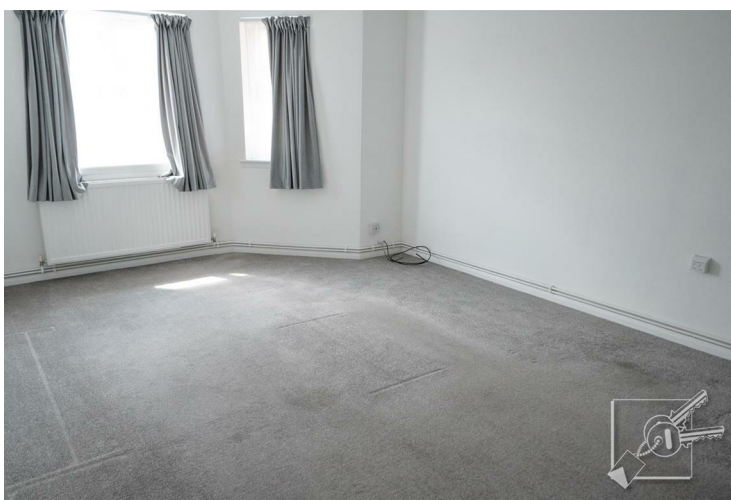
£175,000



- Recently Refurbished 1 Bedroom Top Floor Retirement Apartment
- Lift to All Floors
- New Fitted Kitchen
- Popular Development For The Over 55's
- Close to Town & Station
- Move in Ready



**100 St James Oaks St James Oaks, Trafalgar Rd,
Gravesend. Gravesend. Kent. DA11 0QU**



DESCRIPTION:

This one bedroom 3rd floor (top) has been refurbished throughout including a new modern fitted kitchen with built in oven & hob, brand new carpets and flooring and a modern shower room suite. Move in ready, the flat is heated by Gas Central Heating and the windows are double glazed. Being on the top floor the property has a loft for additional storage and is accessed by a lift which is located almost opposite the front door.

St James Oaks is within close proximity of the town centre and railway station and is ideal for those requiring independent living with security. The Ivy Room (club house) is somewhere where you can socialise with your neighbours over a cup of tea, coffee or even a glass of wine or beer and where various activities and entertainment take place. There are well kept 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 security to monitor arrivals and departures providing that extra peace of mind.



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 of its shops, pubs, 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.

EXTERIOR.

The property overlooks the communal gardens from the principle rooms. Accessed by a lift or steps leading to all floors. There is an external bins store/meter cupboard.

HALL

Entrance door, new fitted carpet, radiator, access to loft, two generous size storage cupboards.

LOUNGE/DINER:

5.33m x 3.33m (17'6" x 10'11")

Double glazed window overlooking communal gardens, new fitted carpet, radiator. Opening to:

KITCHEN:

2.69m x 2.13m (8'10" x 7')

Double glazed window. Newly fitted grey wall and base units, ample work surface space with under cupboard lighting. One and a half bowl sink & drainer. Concealed Worcester boiler within cupboard. "Lamona ceramic electric Hob", Built in electric oven. "Bosch" fridge/freezer, "AEG washer/dryer.

BEDROOM:

5.08m x 3.02m (16'8" x 9'11")

Double glazed window over looking communal gardens, new fitted carpet, radiator.

SHOWER ROOM:

2.11m x 1.47m (6'11" x 4'10")

Double glazed window, radiator, tiled walls. Modern white suite comprising shower cubicle, vanity wash basin and close coupled w.c. Illuminated wall mirror.

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

THE IVY ROOM (COMMUNAL CLUB HOUSE)

An onsite place for those who want to get involved and socialise. This is the hub for all the activities, functions, entertainment, monthly luncheons and coffee mornings that take place within the development.

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.

COMMUNAL GARDENS:

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





SERVICES:

Mains Gas, Electric, Water and Mains drainage:

LOCAL AUTHORITY: Gravesham Borough Council

COUNCIL TAX BAND: C - £1,944.81 for 2024-2025

Service Charges £3,987.97 p.a

TENURE

This standard construction property is Leasehold: 125 years from 1st February 1988

Approx. 88 years remaining on the lease. ends 01/02/2113

Ground Rent: £100 fixed (no reviews to this amount for the term of the lease)

Service Charges £4262.50 for 2024-2025, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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