



37 St James Oaks,
Trafalgar Road,

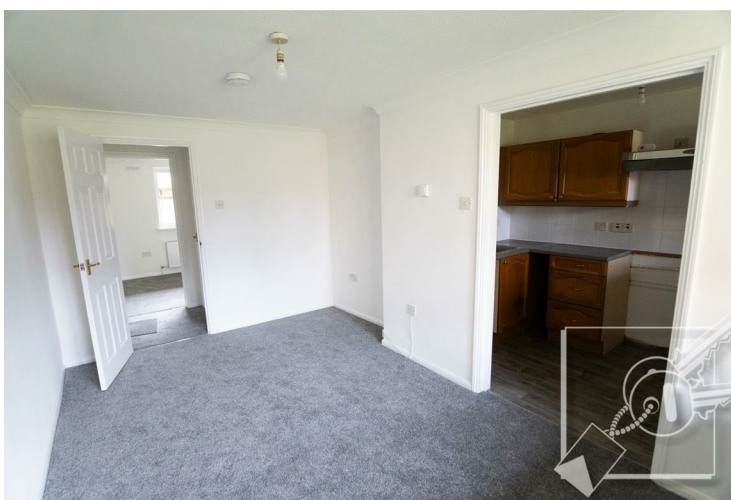
£127,500



- One Bedroom Ground Floor Retirement Flat
- Gas Central Heating
- Recently Decorated Throughout
- Designed For The Over 55's
- New Carpets & Flooring
- No Onward Chain



37 St James Oaks Trafalgar Road, Gravesend, , DA11 0QT



DESCRIPTION:

This one bedroom retire flat located on the ground floor, is situated in a pleasant corner location, close to the Ivy Rooms and over looks the well tended communal grounds to both the front and the rear. Offered for sale with vacant possession, the property has recently been redecorated and benefits from new carpets. The accommodation comprises, entrance lobby, lounge/diner, kitchen, one double bedroom with an en-suite shower room and an additional w.c. off the entrance lobby for added convenience. The property benefits from Gas Central heating to keep you warm and cosy in the winter months.

Situated in one of the most popular retirement complexes in this area, designed specifically for the over 55's, St James Oaks is within close proximity of the town centre and railway station and is ideal for those requiring independent living with peace of mind and security. The Ivy Room (club house) boasts a licenced bar, run by the residents, where you can socialise with your neighbours over a cup of tea, coffee or even a glass of wine or beer and various activities and entertainment take place here. There are well kept communal gardens and grounds. The Lodge is the main point of contact and reception for the management team 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. The A2 with links to the M2, M20 and M25 are easily accessed for those who drive. The renowned Bluewater shopping centre is just short bus or car ride away if you fancy some retail therapy.



FRONTAGE:

The property is approached through the well kept communal grounds and found situated behind the Ivy Rooms (communal Club House). The communal entrance door is shared just between two flats.

ENTRANCE LOBBY:

Entrance door, new carpet, emergency pull cord. Access to Lounge/diner, additional w.c. and bedroom.

LOUNGE/DINER:

Double glazed window to rear, new carpet, radiator. Opening to:

KITCHEN:

Double glazed window to rear. Traditional oak wall and base cupboards, stainless steel sink and drainer, vinyl floor covering, space for cooker with fitted extractor hood, plumbing for washing machine and space for fridge/freezer.

ADDITIONAL W.C.:

Situated off the entrance lobby, with low level w.c, wash basin, radiator, vinyl floor.

BEDROOM:

Double glazed window to front, new carpet, radiator, access to:

EN-SUITE SHOWER ROOM:

White suite comprising step up shower cubicle, with tiled walls and glass screen, pedestal wash basin, low level w.c.. Shaver point, radiator, tiled splashbacks. Built in airing cupboard. Vinyl floor.

NOTE:

The apartment at no37 is being offered under the Affordable Units Scheme: Therefore, with a valuation of £170,000 (100%) this unit can be purchased for £127,500 (75%) with no payment required over and above that (notwithstanding the service charge/ground rent which still needs to be paid annually). When sold onwards, the owners will receive their original purchase price back in full settlement. Any amount over this figure will revert to the Landlord.





TENURE:

Leasehold: 125 Years from 1st February 1988. 88 years remaining
We understand the current service charge is Service Charge: £4262.50 per annum 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:

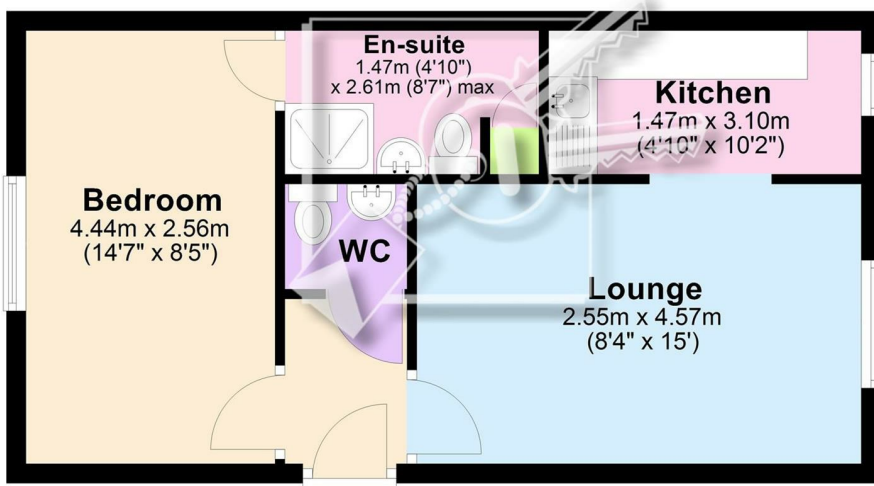
Gravesham Borough Council:

Council Tax Band: C - £2039.25 for 2025-2026

SERVICES:

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

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



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.