



33 St James Oaks,  
Trafalgar Road,

£155,000



- One Bedroom First Floor Flat
- No Onward Chain

- Popular Retirement Development For Over 55's
- Modern Fitted Kitchen

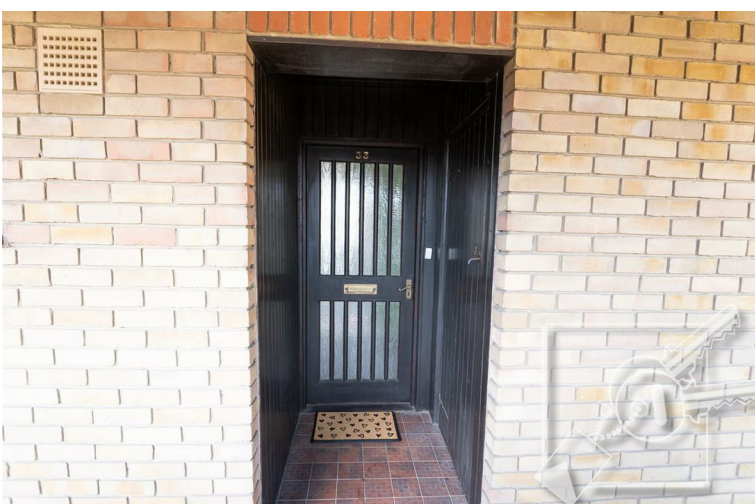


## 33 St James Oaks Trafalgar Road, Gravesend, , DA11 0QT



### 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.



#### **DESCRIPTION:**

This one bedroom first floor apartment is available with vacant possession, can be accessed via stair lift or the stairs. Benefiting from a modern fitted kitchen with built in oven & hob, a lounge/diner, one double bedroom and a shower room complete with mobility style shower cubicle and new shower unit. New carpets have been fitted. Nicely positioned on the corner of the block at the end of the balcony area, and non-intrusive walkway, overlooking the communal grounds and the Ivy rooms (club house).

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.

#### **FRONTAGE:**

The property is approached through the well kept communal grounds. Accessed via a stair lift lift or stairs to the first floor. The apartment block faces the Ivy Rooms and is close to the gate house and the Lodge.

#### **HALL:**

Entrance door, carpet, walk in cupboard with radiator , shelving and light. Further built in storage cupboard, access to loft.

#### **LOUNGE/DINER:**

Double glazed window, radiator, carpet, double doors to kitchen:

#### **KITCHEN:**

Double glazed window overlooking communal gardens and the Ivy Rooms. Fitted with modern white gloss wall and base units, ceramic electric hob, built on oven, stainless steel sink and drainer, work surfaces, plumbed for washing machine, boiler situated in matching cupboard.

#### **BEDROOM:**

A double room with double glazed window, carpet, radiator.

#### **SHOWER ROOM:**

Double glazed window to front, white suite comprising mobility shower cubicle with seat and Triton shower unit over low level w.c., pedestal wash basin.

#### **PARKING:**

Off street parking is available by separate arrangement with the Management,

#### **THR 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 for the administration of the site, where you can get help and advice on daily requirements.

#### **THE IVY ROOM:**

An onsite location for those who want to get involved and socialise. Staffed by volunteer residents, this is the hub for all the activities, functions, entertainment and coffee mornings that take place within the development - it even has a licensed bar.

#### **COMMUNAL GARDENS:**

Well tended communal lawns and flower beds maintained by the Management Company.



**TENURE:**

LEASEHOLD: This standard construction property is Leasehold: 125 years from 1st February 1988  
Approx. 90 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 Charge: £4262.50 per annum 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.

**LOCAL AUTHORITY:**

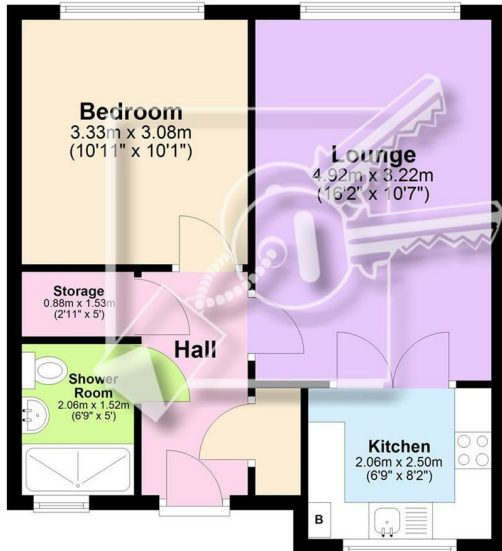
Gravesham Borough Council:

Council Tax Band C - £2123.23 2026/2027

**SERVICES:**

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

**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



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