Sealeys Walker Jarvis Est. 1851

63 St James Oaks,
Trafalgar Road,

Guide Price £175,000

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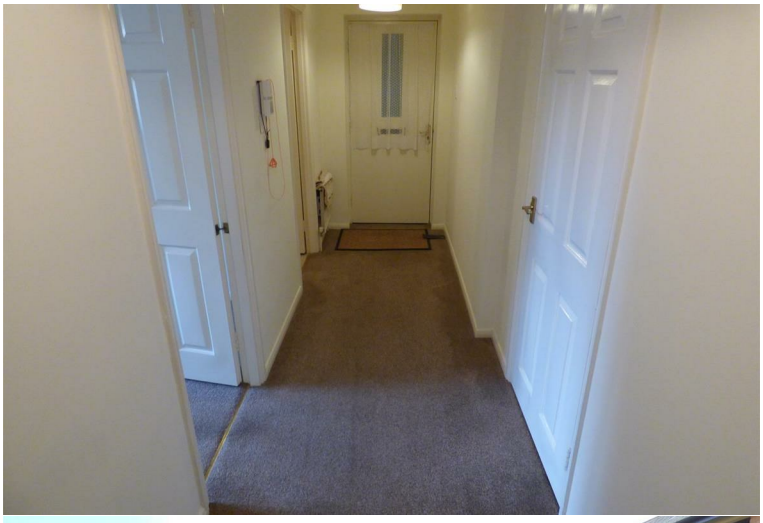
- 1 Bedroom First Floor Retirement Flat
- 24 Hour Gated Security
- Designed Specifically For The Over 55's
- No Chain

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

DESCRIPTION:

This one bedroom flat is conveniently situated directly next to the lift on the first floor level within the ever popular St James Oaks retirement development designed specifically for the over 55's. Offering immediate vacant possession meaning no onward chain complications, the property comprises lounge with views over communal gardens and double doors through to a modern white gloss fitted kitchen including built in oven and hob, one double bedroom and shower room. In the hall are two useful cupboards including a cloaks cupboard and a walk in linen cupboard with a radiator. The flat is heated by Gas Central Heating and the windows are double glazed.

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 mainline railway 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.

Bluewater shopping complex is a bus or car ride away, when you can spend time if you fancy some retail therapy, watch a film at the cinema or socialise in one of the many café bars/restaurants it has to offer.

FRONTAGE:

The property is access by lift or stairs to the first floor. There is an external meter/bin storage cupboard. The flat enjoys views over communal lawns from both the Lounge & Bedroom.

HALL:

Front Door, carpet, radiator, built cloaks cupboard with hanging rail, walk in linen cupboard with radiator, shelving and ample storage.

LOUNGE:

4.47m x 3.56m (14'8 x 11'8)

Double Glazed window over looking communal gardens, carpet, radiator. Glazed double doors to:

KITCHEN

2.54m x 2.24m (8'4" x 7'4")

Double glazed window to side. Fitted with a range of modern white gloss wall and base cupboards, work surfaces with lighting, stainless steel sink and drainer, integrated Gas Hob and electric oven, space for fridge/freezer, plumbed for washing machine. Baxi Boiler for hot water and central heating.

BEDROOM:

4.47m x 2.74m (14'8" x 9')

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

SHOWER ROOM:

3.56m x 1.50m (11'8" x 4'11)

Window to side, White suite comprising walk in shower cubicle, w.c., pedestal basin. Radiator.

COMMUNAL GARDENS:

There are well maintained communal gardens and grounds surrounding the development.

THE IVY ROOM:

This is the communal club house, where you meet with your neighbours over a cup of tea or coffee or even a sneaky alcoholic beverage. Various meetings and activities take place here.

THE LODGE:

This is the main point of reception where you report any concerns and discuss day to day requirements.

THE GATE HOUSE:

24/7 gated security, monitoring arrivals and departures giving that extra peace of mind.

LEASEHOLD

125 Years From February 1989 (93 years remaining)

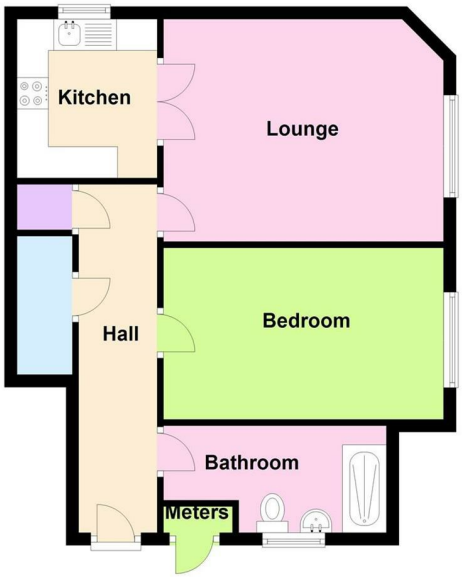
Service charge is £3,601.65 and ground rent £100 per annum

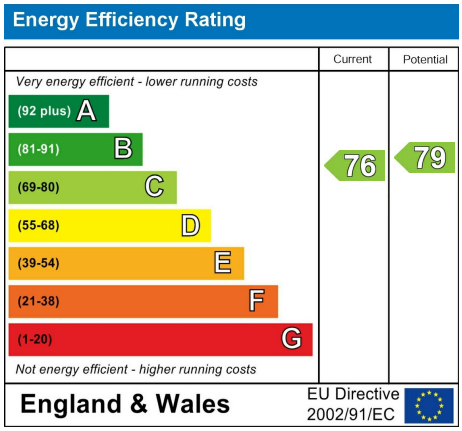
SERVICES:

GAS, ELECTRIC, MAINS DRAINAGE

LOCAL AUTHORITY: Gravesham Borough Council
COUNCIL TAX BAND: C - £1,768.64 2022/2023

First Floor





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