



22 St James Oaks,
Trafalgar Road,

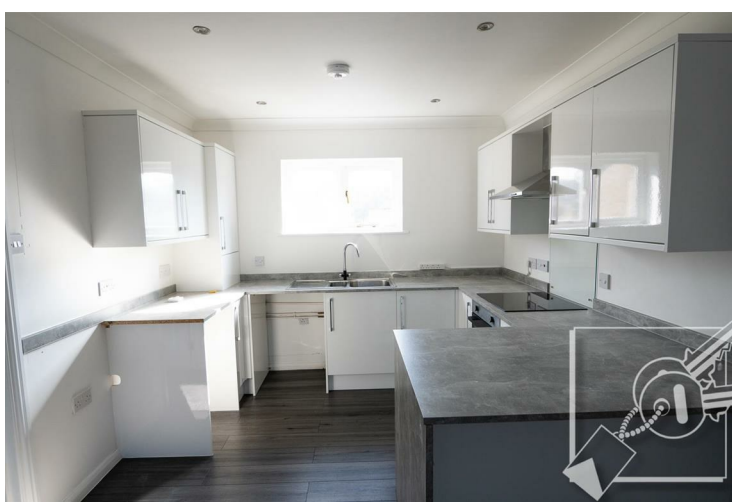
£145,000



- One Bed First Floor Retirement Apartment
- Shower Room
- 24 hr Gated Security, No Chain
- Modern Open Plan Living Space
- Well kept Communal Grounds



22 St James Oaks Trafalgar Road, Gravesend, Kent, DA11 0QT



DESCRIPTION:

Completely refurbished throughout in 2023 this one-bedroom purpose-built flat is move in ready. Located on the first floor it is situated in a fantastic position facing onto gardens and the club house. Designed specifically for the over 55's St James Oaks is one of the most popular retirement developments in Gravesend.

Offering immediate vacant possession meaning no chain complications, this is the perfect place for those who require independent living with peace of mind and 24 hr gated security.

The property itself boasts superb redesigned open-plan living area a modern fitted kitchen, a shower room and fitted carpets throughout. We think you will be impressed with what is on offer here.

St James Oaks is ideal for those requiring independent living with security. The Ivy Room (club house) is a social club with a licensed bar 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 daily requirements.



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.

COMMUNAL ENTRANCE

Carpeted staircase to first floor (top).

HALL

Private entrance door, carpet, built in storage cupboard and walk in cupboard with radiator. Doors leading to shower room, bedroom and open plan living area.

LOUNGE/KITCHEN:

7.97m x 3.79m (26'1" x 12'5")

Redesigned open plan living creating a great feeling of space. Fitted kitchen, comprising; light grey marble effect work surfaces with a built-in matching breakfast bar including space for stalls underneath, white high gloss wall and base units, space for fridge and freezer. Electric oven, electric hob and extractor. Stainless-steel sink, concealed boiler within wall cupboard. Window to rear. complimentary Laminate flooring flooring.

Lounge Area - Carpet, radiator, double glazed window to front with views over communal gardens.

BEDROOM

4.29m x 3.76m (14'0" x 12'4")

A larger than average double bedroom with fitted carpet, radiator and 2 double glazed windows looking over communal gardens.

SHOWER ROOM

2.08m x 1.54m (6'9" x 5'0")

Modern White fitted suite comprising tiled shower cubicle and glass screen , low level W.C. , vanity wash basin with cabinet under, wall mirror, laminate flooring, radiator.

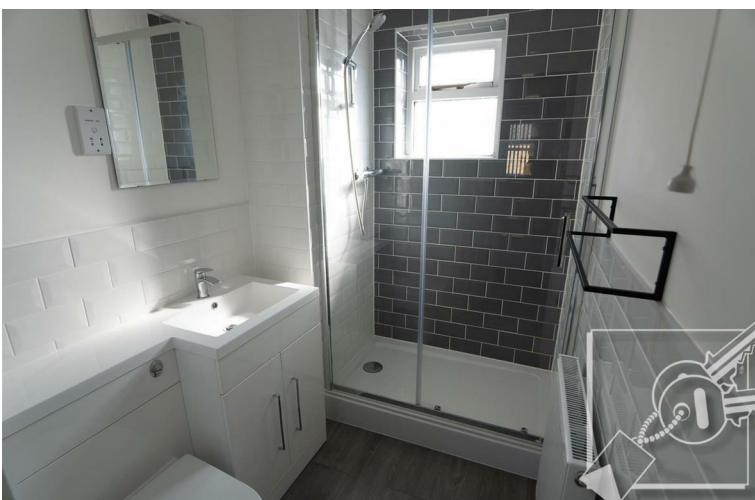
LEASE DETAILS

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





SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council
Band: C - £1857.01 2023/2024

LOCAL AUTHORITY:

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

BROADBAND/MOBILE NETWORKS:

BROADBAND: We understand Openreach provide standard and Superfast service in this location. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering your area: EE

MOBILE: We understand EE, Three, O2 & Vodafone are likely to provide indoor and outdoor voice and data.

This information has been provided by Ofcom on 27th January 2025, which we understand was last updated in December 2024.

PARKING:

Off street parking is available in the communal car parking area, by separate arrangement with the management company.

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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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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.