



40, St. James Oaks,
Trafalgar Road,
Gravesend. DA11 0QT

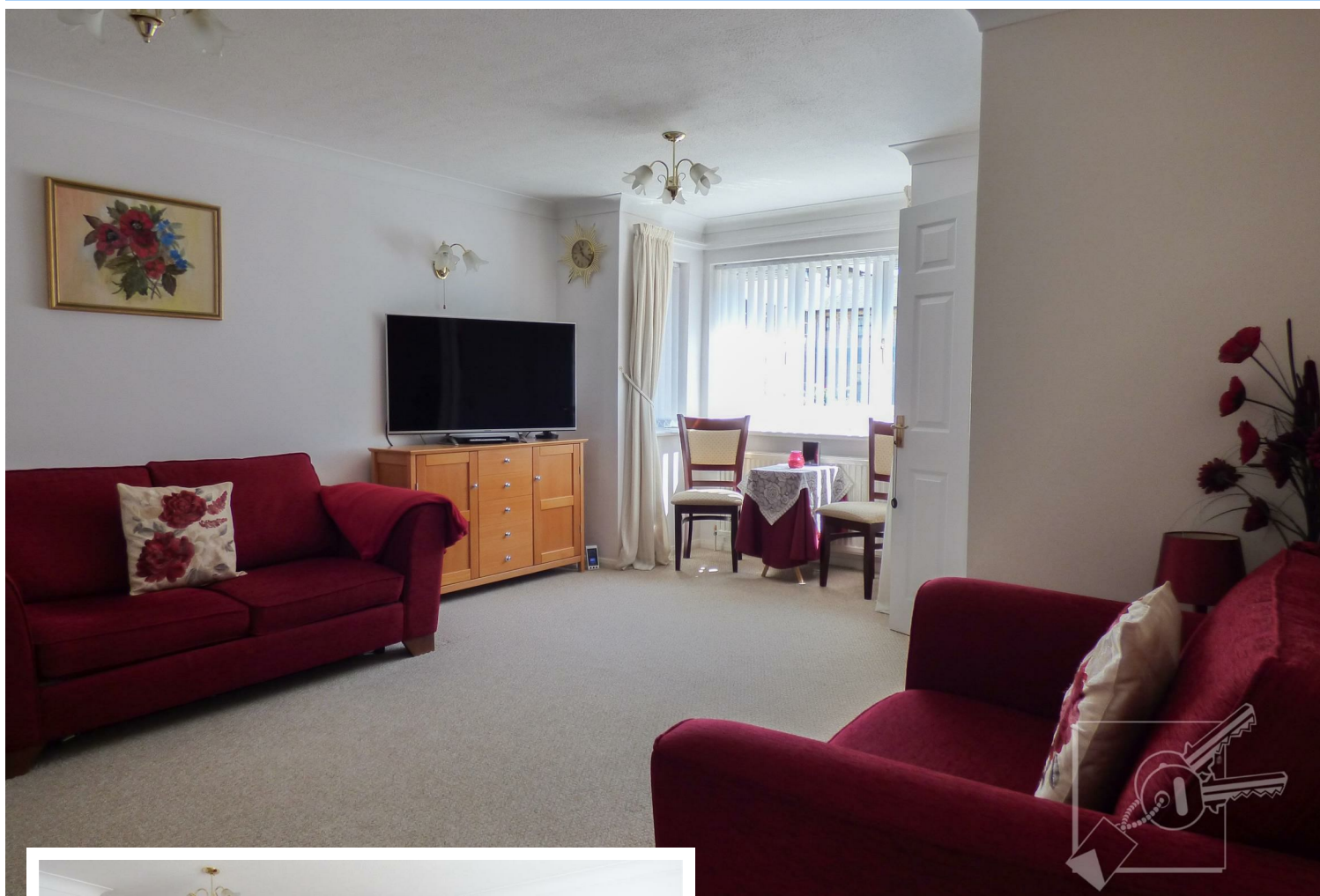
Guide Price £185,000



- Two Bedroom Ground Floor Maisonette
- Gas Central Heating
- 24/7 Gated Security
- Purpose Built Retirement Development For The Over 55's
- Communal Club House



40 St. James Oaks, Trafalgar Road, Gravesend, Kent, DA11 0QT



PROPERTY DESCRIPTION

Situated in one of the most popular retirement complexes, in Gravesend, we are pleased to offer this ground floor 2 bedroom Maisonette. The property comprises a comfortable size lounge, a fitted kitchen which includes built in oven and hob, 2 double bedrooms and bathroom with modern white suite. The property is heated by Gas Central heating and benefits from double glazed windows. 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 22 minutes. Ebbsfleet International Railway Station is within approximately two and a half miles and you can be in St Pancras, London in around seventeen minutes.



FRONTAGE

This welcoming entrance has blue state chippings with pots and flowers and path leading to front door with windows either side.

ENTRANCE HALL

1.2m x 0.95m (3'11" x 3'1")

Doors leading to lounge/diner and bedroom 1.

LOUNGE/DINER

4.18m x 4.01m (13'8" x 13'1")

Bay window, with space for small table and 2 chairs. White walls and ample space for lounge furniture.



KITCHEN

2.99m x 2.11m (9'9" x 6'11")

Modern kitchen with white shaker wall and base units, black marble effect work surface roll top edging. Built in oven and extractor fan. Space for washing machine and fridge freezer. Tiled splash back, white sink and window above.

BEDROOM 1

3.53m x 2.94m (11'6" x 9'7")

Double bedroom with window looking out to front of property, radiator and built in double wardrobe, Doors leading to both hallways.

BEDROOM 2

2.97m x 2.92m (9'8" x 9'6")

Double bedroom with window to rear, radiator and built in Storage cupboard - 1.9m x 1.2m



BATHROOM

2.27m x 1.50m (7'5" x 4'11")

Double glazed window to rear, white suite comprising bath with shower mixer tap, vanity basin, W.C. heated towel rail, White tiled walls with mirror above wash basin.



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 £1,768.64 From April 2022 - March - 2023

TENURE

LEASEHOLD:125 years from 1st February 1988

Approx. 91 years remaining on the lease.

Service Charge: £3,716.04 p a

Ground

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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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