



22 St James Oaks,  
Trafalgar Road,

£195,000



- One Bed First Floor Retirement Apartment
- Well Kept Communal Gardens and Grounds
- 24 hr Gated Security
- Brand New Kitchen
- Brand New Shower Room
- No Chain





## DESCRIPTION:

Completely refurbished throughout this one-bedroom purpose-built flat is move in ready. Located on the first floor 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 has been completely refurbished throughout including a superb redesigned open plan living area with brand new fitted kitchen, a brand new shower room and new 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.



## COMMUNAL ENTRANCE

Newly carpeted staircase to first floor (top).

## HALL

New carpet, built in storage cupboard and walk in cupboard with radiator. Doors leading to shower room, bedroom and lounge/kitchen.

## LOUNGE/KITCHEN:

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

Recently redesigned open plan living creating a great feeling of space. Newly fitted kitchen, comprising; light grey marble effect work surfaces with a built-in matching breakfast bar including space for stools 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 - New carpet, radiator, double glazed window to front with views over communal gardens.

## SHOWER ROOM

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

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

## BEDROOM

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

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

## LEASE DETAILS

125 Years from 1st February 1988. 90 years remaining  
We understand the current service charge is £3,716.04 pa, £309.67 per month

Ground Rent £100 per annum

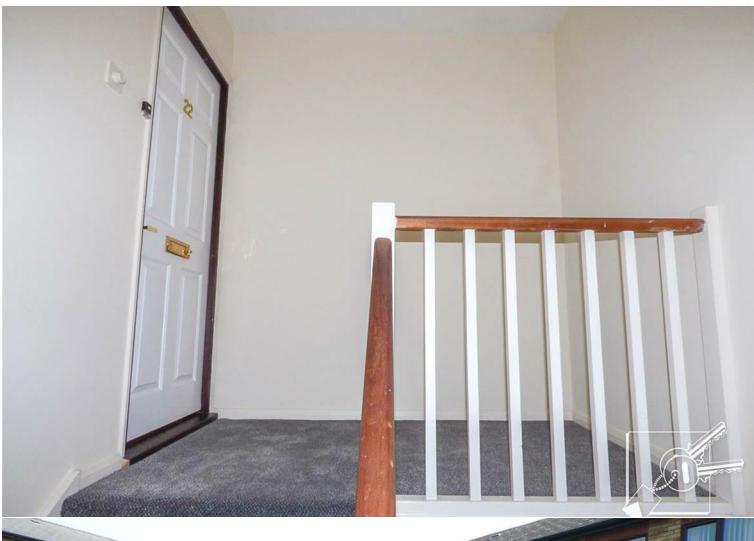
Your solicitor/conveyancer should confirm full details prior to exchange of contracts

## SERVICES

Mains Gas, Electricity, Water and Drainage.

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

Service Charges £3,987.97 p.a

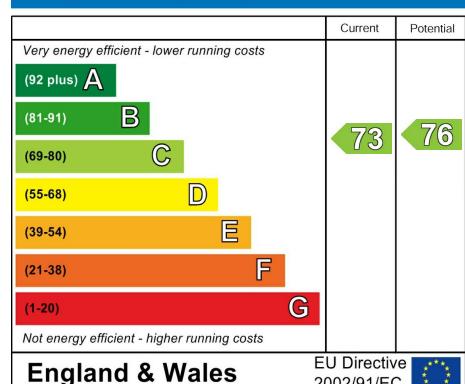




### First Floor



#### Energy Efficiency Rating



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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