Sealeys
Walker Jarvis
Est. 1851

38 St James Oaks,
Trafalgar Road,

£170,000

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- One Bedroom Bungalow
- 24/7 Gated Security
- Retirement Complex for the Over 55s
- Vacant Possession

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

DESCRIPTION:

Rarely available within this development we are pleased to bring to market this one bedroom one bedroom bungalow. Designed specifically for active people/couples who would enjoy living within a vibrant community, St James Oaks is one of the most popular developments in Gravesend for the over 55s. Offering immediate vacant possession, there are no onward chain complications, For the active or working person, there is the security of knowing your property lies behind security gates and there are always neighbours whose company can be enjoyed in the on-site clubhouse, but in the case of an emergency, there is also someone to help out. The property comprises its own entrance leading into the hall which included two storage cupboards, lounge with double doors leading into the kitchen, one double bedroom and a shower room which is designed for disabled use. It is heated by Gas Central Heating and benefits from Double Glazing.

Other benefits include the Ivy Room, (Club House) where you can socialise with your neighbours over a cup of tea or coffee or even a drink or two from the bar where they host social events and where various activities and entertainments take place. There are well maintained communal gardens and grounds some of the existing owners help by getting involved in the gardening. 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 24hours a day security to monitor arrivals and departures.

Viewing is highly recommended.

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 it shops, bars, 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.

FRONTAGE:

The development is approached by security gates which are maned 24/7. You will see The Lodge, which is the main point of contact and reception area, to the left as you walk through the gates. The bungalow is literally just a stones throw from here. There are well tended communal gardens surrounding the development. The property is accessed via its own private side entrance door.

HALL:

Side entrance door, carpet, built in storage cupboard, walk in cupboard. Access to all rooms.

LOUNGE:

4.95m x 3.56m (16'3 x 11'8")
Double glazed window to front, carpet, radiator. Double doors leading into:

KITCHEN:

3.56m x 1.85m (11'8 x 6'1")
Double glazed window to rear. Fitted wall and base cupboards, work surfaces, built in oven and hob.

BEDROOM:

3.86m x 3.61m (12'8" x 11'10")
Double glazed window to front, carpet, radiator.

SHOWER ROOM:

Double Glazed window to rear, radiator, Shower cubicle designed for disabled use, low level w.c., pedestal wash basin.

SERVICES:

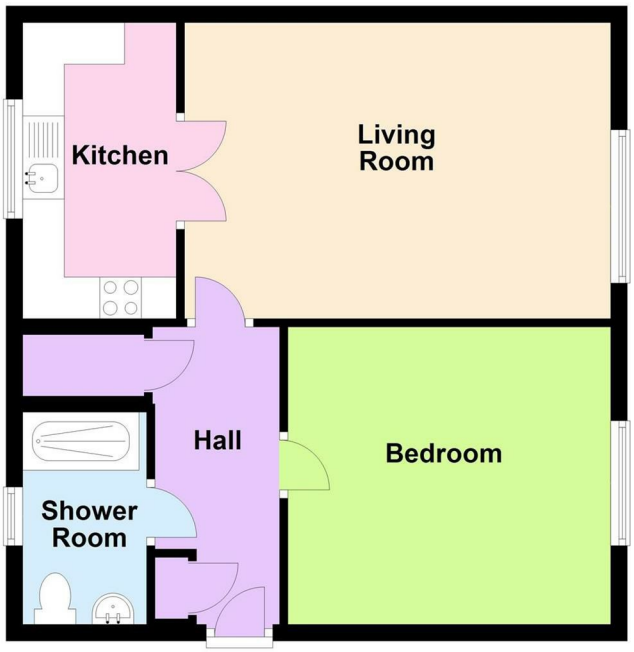
GAS, ELECTRIC, MAINS DRAINAGE

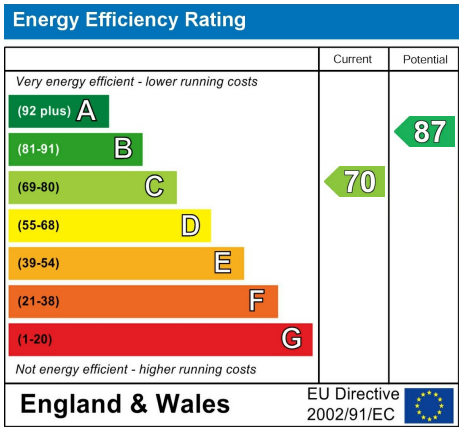
LOCAL AUTHORITY: Gravesham Borough Council
COUNCIL TAX BAND: C - £1,716.23

LEASEHOLD:

125 Years From February 1989 (93 years remaining)

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





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