Sealeys Walker Jarvis Est. 1851

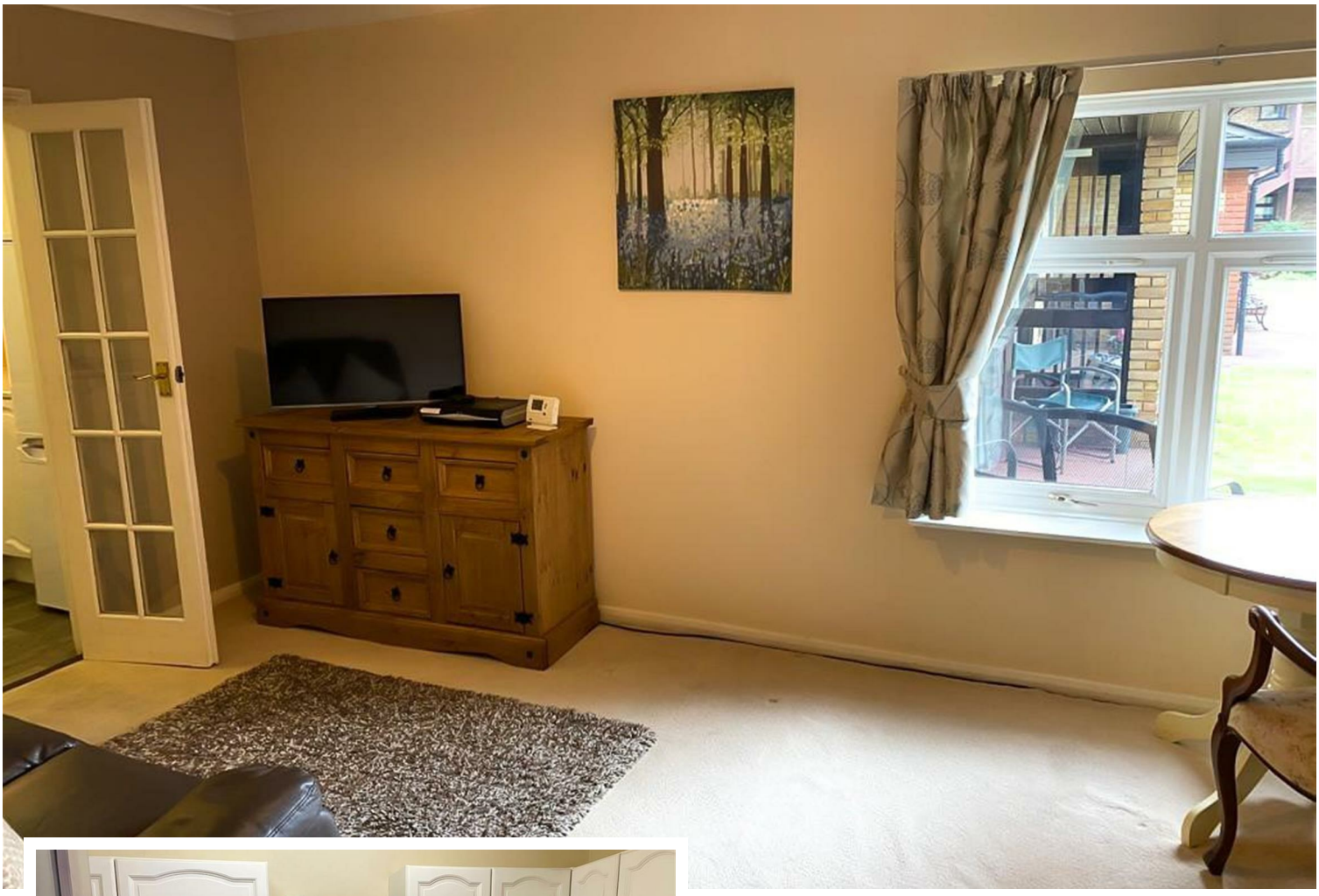
55 St James Oaks, Trafalgar Road,
Gravesend, DA11 0QU

£150,000

D

- 1 Bedroom Ground Floor Flat
- 24/7 Gated Security
- Retirement Development for the over 55's
- No Onward Chain

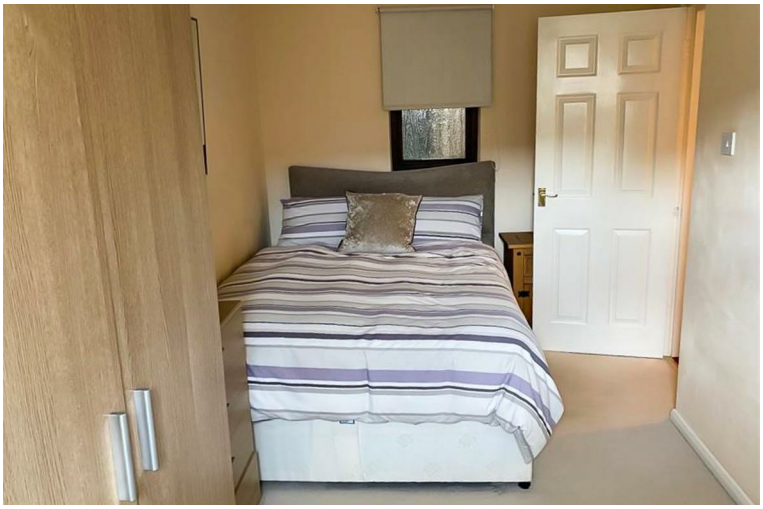
55 St James Oaks Trafalgar Road, Gravesend, Kent, DA11 0QU

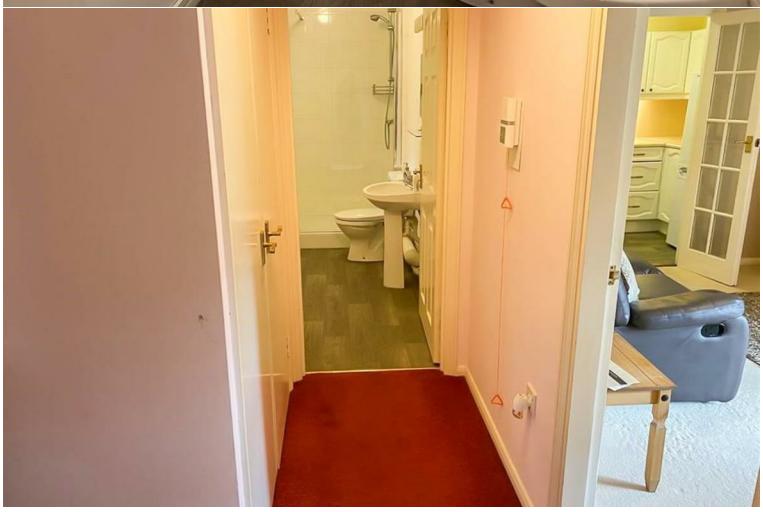


DESCRIPTION:

Situated in a popular purpose built retirement development designed for the over 55's, we are pleased to bring to market this one bedroom ground floor flat. Located in a corner location over looking the communal grounds from the lounge and bedroom, the property comprises: hall, lounge/diner with double doors through to the kitchen, one double bedroom and a shower room. Double glazed and heated by gas central heating, the property is offered with immediate vacant possession.

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 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.

HALL:

Entrance door, double storage cupboard, carpet.

LOUNGE/DINER:

4.50m x 3.05m (14'9" x 10')

Double glazed window to front over looking the communal gardens, carpet, radiator and double doors through to kitchen.

KITCHEN:

3.10m x 1.65m (10'2" x 5'5")

Fitted with a range of wall and base cupboards, work surfaces. Inset gas hob with extractor hood above and built in oven. Plumbing for washing machine and space for a fridge/freezer.

BEDROOM:

4.72m max x 2.39m (15'6 max x 7'10")

Double glazed window to front, radiator, built in cupboard, carpet.

SHOWER ROOM:

2.64m x 1.52m (8'8" x 5')

Double glazed window, shower cubicle with glass screen and seat, w.c., wash basin, radiator. Vinyl floor.

COMMUNAL GARDENS:

Well-maintained communal gardens and grounds with lawns which surround the development and are cared for by the management company.

OUTSIDE:

An integral meter cupboard/bin/store

THE IVY ROOM

This is the communal lounge/club house where where you can meet up and socialise with the neighbours. We understand they often arrange various function here.

THE LODGE:

This is the main reception and point of contact where you can get daily advice.

THE GATE HOUSE:

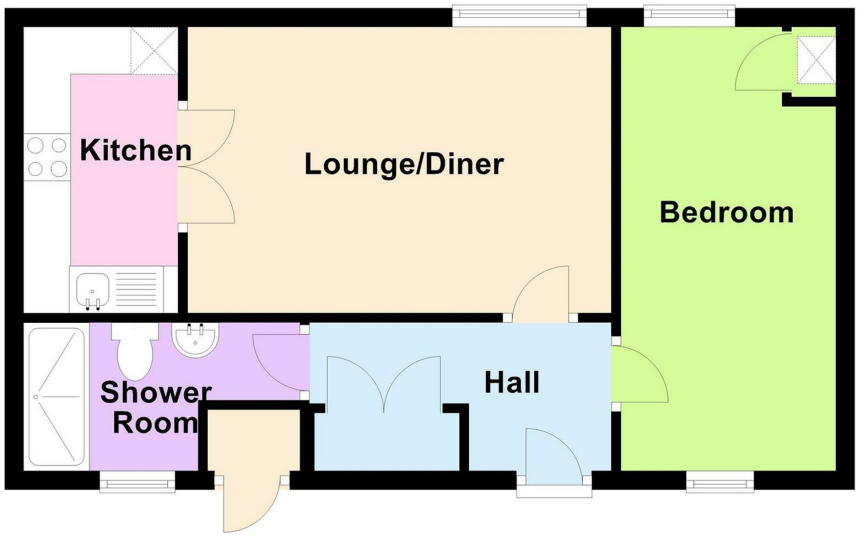
24/7 Gated security giving that extra peace of mind.

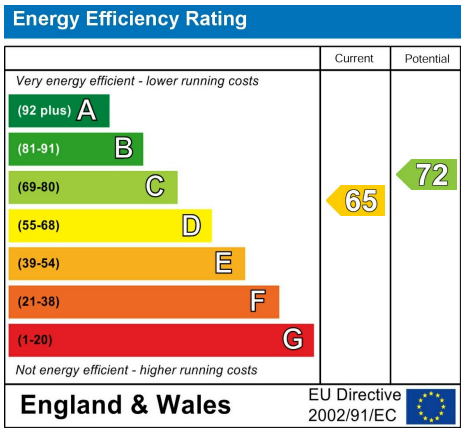
LEASEHOLD

LEASE DETAILS:
125 years from 1st February 1988.

SERVICES:

Mains Gas, Electricity, Water and Drainage
Council Tax: Gravesham Borough Council
Band: C 2021/2022 Charge: £1,716.23





184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368

The Property Ombudsman
naea | propertymark PROTECTED

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.