



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

Nestled in the heart of Gravesend, Trafalgar Road presents a remarkable opportunity to acquire a delightful two-bedroom retirement property. This first-floor apartment is part of a secure gated complex, offering peace of mind with 24-hour emergency care accessible via a convenient pull cord system. Upon entering, you will find a welcoming communal entrance leading to your private space. The apartment features a well-designed layout, comprising an entrance hall, a fitted kitchen, a comfortable lounge/diner, and two inviting bedrooms. The modern shower room adds to the convenience of this lovely home. Residents can also enjoy the communal garden, perfect for relaxation and socializing with the neighbours. One of the standout features of this property is the allocated parking for one vehicle, along with additional visitors' parking, making it ideal for guests. The Ivy Room, complete with a licensed bar, offers a vibrant social hub where residents can partake in various entertainment activities, fostering a sense of community. Situated just a short stroll from Gravesend town centre and the train station, this property boasts excellent transport links and local amenities. The apartment is EPC rated C and falls under council tax band D, ensuring it is both energy-efficient and affordable. With an annual service charge of £4,481.88 and a ground rent of £100 per year, this property offers a manageable financial commitment. There are 87 years remaining on the lease, providing long-term security for your investment. This is a rare chance to own one of the few two-bedroom properties in this desirable development. Don't miss out on the opportunity to enjoy a comfortable and engaging retirement lifestyle in Gravesend.

- 2 DOUBLE BEDROOMS
- ALLOCATED, PLUS VISITORS PARKING
- 24 HOURS SECURITY
- FITTED KITCHEN AND SHOWER ROOM
- OPEN-PLAN LIVING/DINING
- COUNCIL TAX BAND D
- EPC RATED C
- CLOSE TO AMENITIES
- GATED COMPLEX

£185,000



Approximate total area^m
540 ft²
50.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		