

# HUNTERS®

HERE TO GET *you* THERE

**26 St. James Oaks, Trafalgar Road, Gravesend, DA11 0QT**

**Offers In Excess Of £100,000**

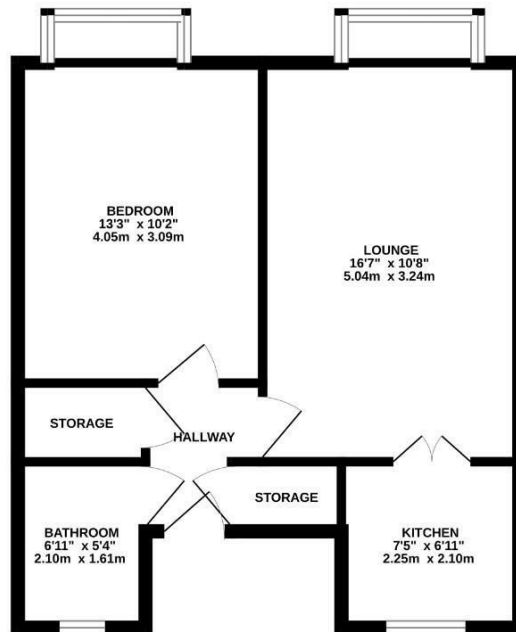
**Property Images**



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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



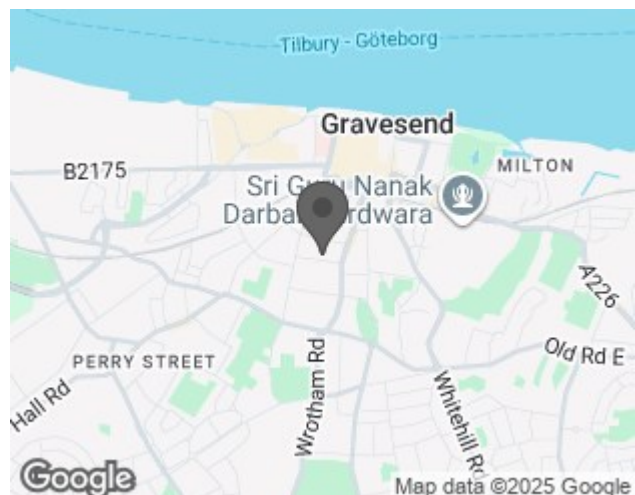
TOTAL FLOOR AREA : 477 sq ft. (44.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is to be taken as a guide only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 02/24

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: Retirement Property Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Available to view now is this over 55's retirement flat in the popular development at St James Oaks, on Trafalgar Road offering No Forward Chain.

The property consists of a double bedroom, lounge area, well appointed kitchen and bathroom.

There is a club house where all residents can congregate for entertainment and socialising.

This particular flat has a nice view over the Bat and Ball sports ground which can be seen from the lounge and bedroom.

Gravesend Town Centre is within a mile which has a plethora of shops and amenities for all your needs. Also, there is the railway station which has both mainline and highspeed links into London and also down to the coast.

This complex which has gated entrance with 24 hour security, also comes with the added bonus of a parking space for one car.

Please call now to arrange your viewing!

## Features

• ONE BEDROOM FLAT • OVER 55'S ONLY • NO FORWARD CHAIN • GATED ENTRANCE WITH 24 HOUR SECURITY • CLOSE TO TOWN CENTRE • EPC RATING C