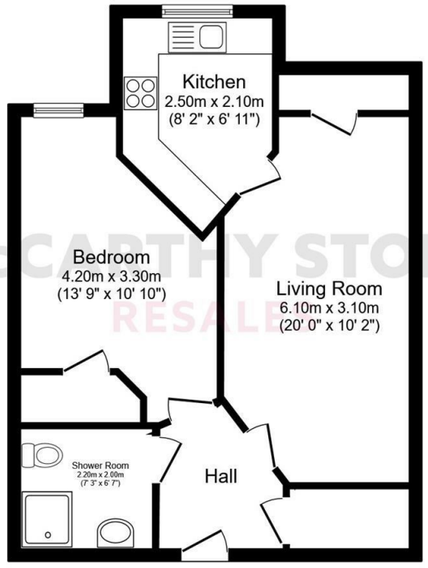
McCarthy Stone
Resales



McCARTHY STONE
RESALES

Total floor area 52.3 m² (563 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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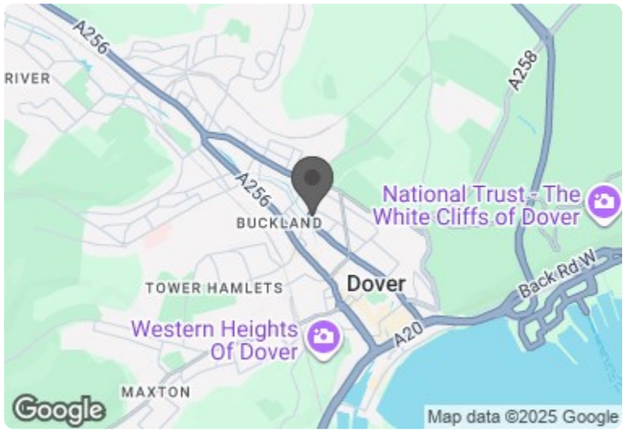
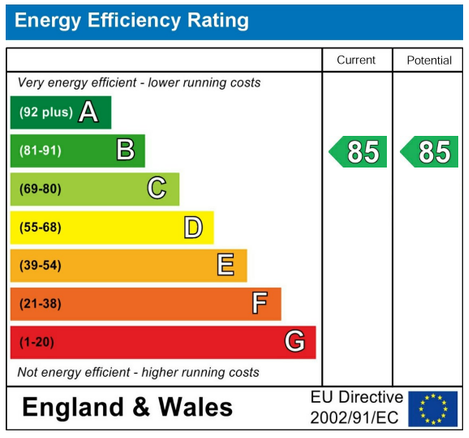
Council Tax Band: A





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The Property Ombudsman

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCarthy Stone
Resales

27 Elkington House

Charlton Green, Dover, CT16 1AP

PRICE REDUCED

PRICE REDUCTION

Shared Ownership £130,000 Leasehold

Stunning one-bedroom Retirement apartment located on the first floor or McCarthy Stone Retirement Living Plus development in the heart of Dover. Exclusively designed for the over 70s, this is the perfect property for those looking to retire by the seaside.

Call us on 0345 556 4104 to find out more.

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Elkington House, Charlton Green, Dover

1 Bed | £130,000

Elkington House
This retirement development is close to the thriving city centre and just one mile from Dover Beach with excellent transport links and easy access to the stunning Dover-Folkestone Heritage Coast, the iconic White Cliffs and to France and Europe across the channel. This Retirement Living development in Dover is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll find stylish communal spaces, including a luxurious lounge with free Wi-Fi and a large, landscaped garden at the back - ideal for meeting your friends, neighbours and family for a drink and a chat. There will also be a hotel-style guest suite as a convenient alternative to your spare room when people come to stay. You'll find things like film nights, pie and mash lunches, knitting clubs, cocktail evenings, music, yoga, birthday parties and even the odd fiesta.

Hallway
With a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard light and shelving. The hallway provides the access to the living room, wet rooms and bedroom.

Living/ Dining Room
A bright and spacious living room. Ceiling lights, raised electrical sockets, wall mounted heaters, TV and BT points, fitted carpet.

Kitchen
The kitchen consists of cream wall and floor mounted units with wood effect laminate worktops and a wood effect floor. Built in Bosch oven, four ring electric hob with splash back and extractor fan over, composite sink and draining board. A window over the sink provides lots of natural light and great views.

Bedroom
A great size double bedroom. The double glazed door and additional full length windows provide lots of natural light. TV point, Light fitting, power points. Benefiting from a fantastic walk in wardrobe.

Wetroom
Fully tiled floors and partly tiled walls. Consisting of a shower, WC, sink and vanity unit with a mirror over and extractor fan.

Parking
There is no parking space included within the sale price of the apartment. There are car parking spaces available to purchase or plenty of parking spaces available.

Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- 1 Hours domestic assistance per week is included in the service charge.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Service charge: £8,276.54 per annum (for financial year ending 28/02/2026)

Leasehold
Lease 990 Years from 01/01/2022
There is no ground rent payable on this property.
Ground rent : £435
Ground rent Review: 2037

Additional Information and Services
- Ultrafast Full Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Older Persons Shared Ownership
This property is owned 75% by the seller and 25% by McCarthy Stone Shared Ownership Ltd.
£0 monthly rent is applicable on the remaining 25% share.
Key Document available upon request.

PRICE REDUCED