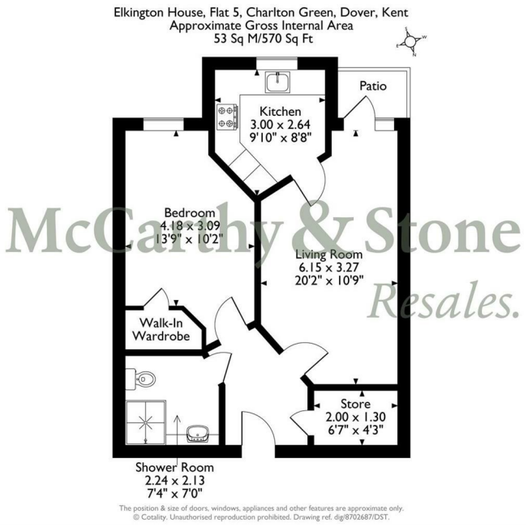
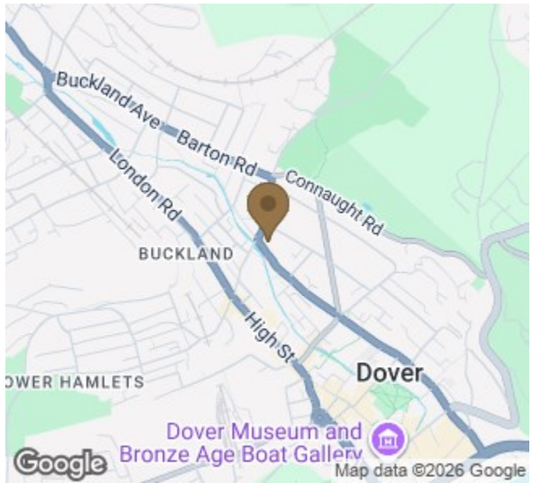
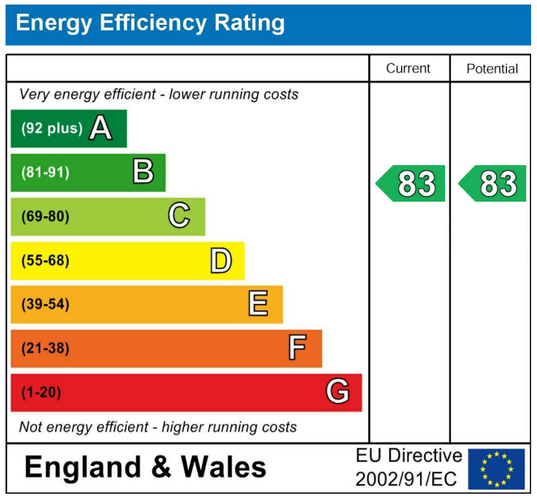
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

5 Elkington House

Charlton Green, Dover, CT16 1AP

1 1 Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Elkington House could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £157,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom Ground Floor Apartment
- Patio door leading to a patio overlooking garden
- Modern Fitted Kitchen
- Contemporary Wet Room
- Double Bedroom with Walk-in Wardrobe
- Communal Lounge where social events take place
- On-site bistro open for breakfast and lunch daily
- Lovely Landscaped Garden
- House Manager on-site during office hours
- 24-hour emergency Careline system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Elkington House, Dover

1 | 1 | Shared Ownership £157,000

Development Overview

Elkington House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support.

There is an Estate Manager who leads the team and oversees the day to day running of the development. Communal facilities include a communal lounge where social events and activities take place, a wellness suite and landscaped gardens. There is a fully equipped laundry room and an on-site bistro open for breakfast and lunch daily. If your guests wish to stay, there is a hotel-style guest suite which can be booked (fees apply).

In addition, there is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day for peace-of-mind. One hour of domestic support per week is included in the service charge, with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area

The development is located nearby the thriving town 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.

Entrance 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 push button, walk-in airing cupboard light and shelving. The hallway provides the access to the living room, wet room and the bedroom.

Living Dining Room

A bright and spacious living room benefiting from a glazed door giving access to a patio overlooking the front of Elkington House. Ceiling lights, raised electrical sockets, wall mounted heaters, TV and BT points, fitted carpet.

Kitchen

The kitchen boasts cream wall and floor mounted units with wood effect laminate worktops and a wood effect floor. Composite sink and draining board sits below the window providing lots of natural light. Built in oven, four ring electric hob with splash back and extractor fan over.

Double Bedroom

A superb double bedroom benefiting from a walk-in wardrobe housing shelving and hanging rails. Window, TV point, light fitting and power points.

Wet Room

Modern and extensively tiled, comprising of a level access shower, WC, sink and vanity unit with a mirror over and extractor fan. There is also an emergency pull cord in the wet room.

Service Charge (breakdown)

- 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.

Service charge £8,729.74 until 28/02/2027, 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 contact your Property Consultant or Estate Manager.

Lease Information

Lease: 999 years from January 2022
Ground rent £435.00
Ground rent review: 2037

Additional Information & Services

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