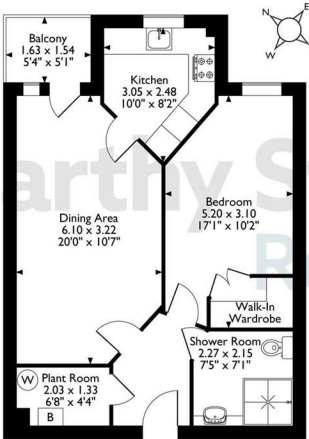
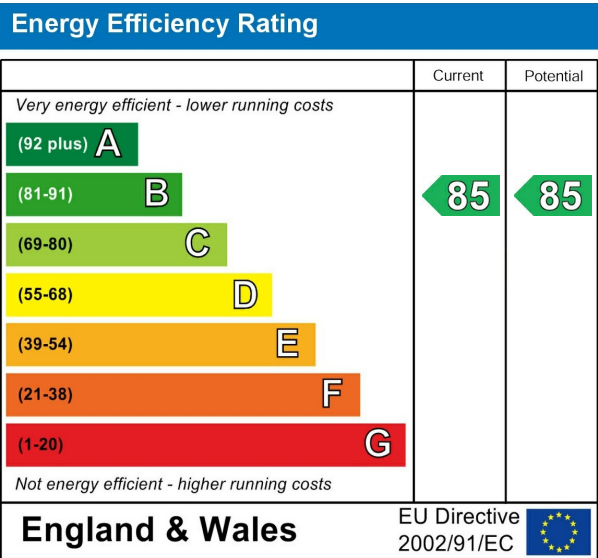


Elkington House, Flat 63, Charlton Green, Dover, Kent  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## 63 Elkington House

Charlton Green, Dover, CT16 1AP



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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 63 Elkington House could be the ideal place for you. contact our team to arrange an appointment to view.

Shared Ownership £125,000  
Leasehold

Owned Share: 75% | Monthly Rent: £0



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resales@mccarthyandstone.co.uk



mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Located in the historic town of Dover
- Just 0.7 miles to Dover Priory train station
- Secluded communal garden area
- On-site bistro open for breakfast and lunch 365 days a year
- Guest Suite for visitors to spend the night
- Staff on-call 24/7 and dedicated Estate Manager to handle day-to-day running of the community
- Tailored domestic support and personal care available should you need it
- Lifts to all floors
- Pet friendly community
- Close to the coast

McCarthy & Stone  
Resales.



★★★★★ Rated Excellent

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# 63 Elkington House, Dover

 1 |  1 | Shared Ownership £125,000

## Elkington House

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 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.

## 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 room and the bedroom.

## Living/ Dining Room

A bright and spacious living room benefiting from a glazed door and deep window giving access to the walk-out balcony. 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. 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.

## Bedroom

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

## Wetroom

Modern and extensively tiled, comprising of a level access shower, WC, sink and vanity unit with a mirror over and extractor fan.

## 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.

## 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.

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 please contact your Property Consultant or Estate Manager.

## Lease Information

Lease Length: 999 years from January 2018  
Ground rent £0  
Ground rent review: 2033

## Additional Information and Services

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

