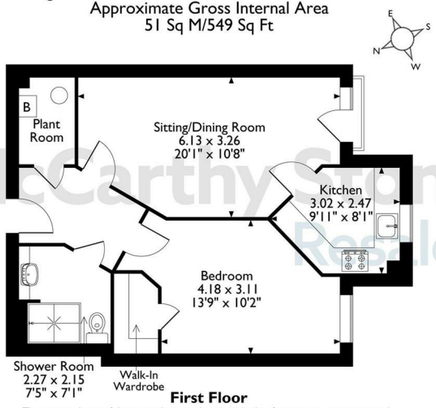
Excellent
Trustpilot

Homes England

McCarthy & Stone
Resales.

Elkington House, Flat 25, Charlton Green, Dover, Kent
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



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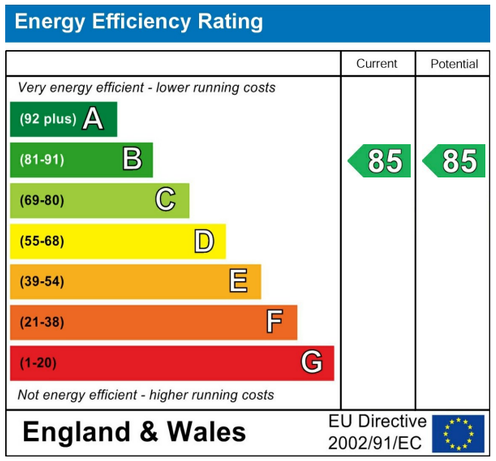

25 Elkington House

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

Shared Ownership £127,500 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

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

Why you'll love living here:

- Modern luxurious development
- One bedroom retirement living apartment
- Estate manager on site with 24HR emergency response
- Guest suite for visiting family and friends
- Homeowners lounge where social events take place
- On-site restaurant for breakfast and lunch daily
- Lifts to all floors
- Pet Friendly (please ask for T&Cs)
- Wellness Suite
- Call Resales on 0345 556 4104 to view!

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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Registered in England and Wales No. 10716544

The Property Ombudsman

25 Elkington House, Dover

1 | 1 | Shared Ownership £127,500

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 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. The hallway provides access to the storage room, living room, shower room and bedroom.

Living/ Dining Room
A bright and spacious living room benefiting from a double glazed door which allows a lot of natural light. 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 newly installed window over the sink provides lots of natural light and great views.

Bedroom One
A great size double bedroom which benefits from a desirable walk-in wardrobe. TV point, Light fitting, power points.

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

Lease Information
Lease: 999 years from 1st Jan 2018
Ground rent £0
Ground rent review: 1st Jan 2033

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.

Annual Service Charge is £8,729.74 for the financial year ending 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.

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.

Moving Services & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband
• Mains water and electricity
• Electric room heating
• Mains drainage