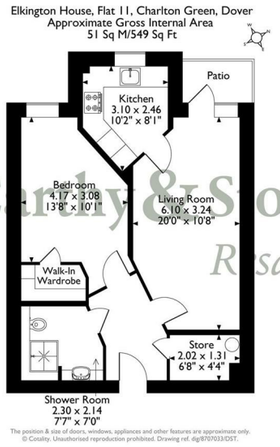
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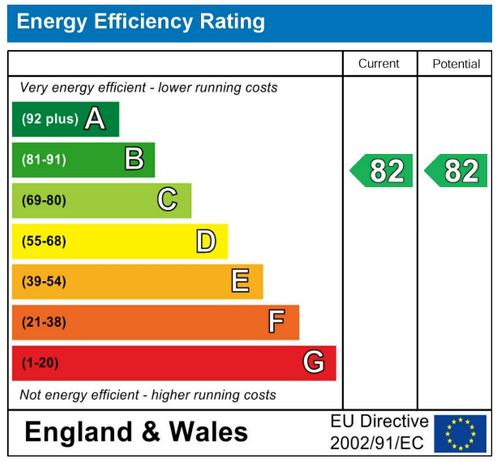
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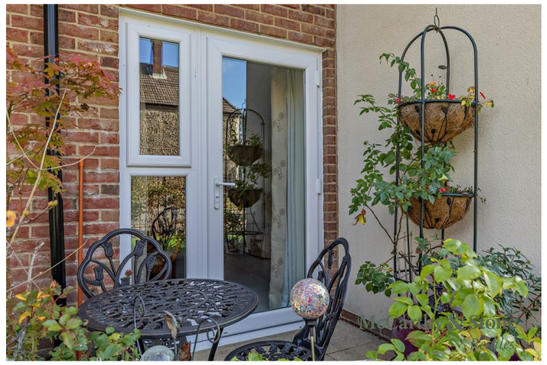










# 11 Elkington House

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

## Shared Ownership £138,750 Leasehold

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

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

### Why you'll love living here:

- One Bedroom Ground Floor Apartment
- Paved patio overlooking garden
- Modern Fitted Kitchen
- Contemporary Wet Room
- Double Bedroom with Walk-in Wardrobe
- Social Home Owners Lounge
- On-site bistro
- Beautiful landscaped Gardens
- House Manager on-site
- 24-hour emergency system

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 are for information purposes only and 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.

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The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 11 Elkington House, Dover

1 | 1 | Shared Ownership £138,750

## 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.

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.

## Apartment Overview
This bright and spacious apartment features a generous living room with direct access to a generous patio overlooking the gardens, creating a pleasant space to relax and enjoy the surroundings.

The modern kitchen is fitted with a range of attractive wall and base units, complemented by wood effect flooring. A window provides plenty of natural light, while integrated cooking appliances offer both style and practicality.

The superb double bedroom benefits from a walk-in wardrobe with ample hanging and storage space, providing excellent storage.

Further enhancing the apartment is a useful walk-in storage cupboard located in the hallway, offering valuable additional storage.

## Social Lifestyle
The Communal Lounge is at the heart of the community at Elkington House and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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## The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Elkington House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

## Landscaped Gardens
One of the main social hubs of Elkington House is the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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

## 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.

## Additional Information & Services
- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Car Parking
A car parking space is included with the apartment.

## Moving Made Easy
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 speak with our Property Consultant today.



















