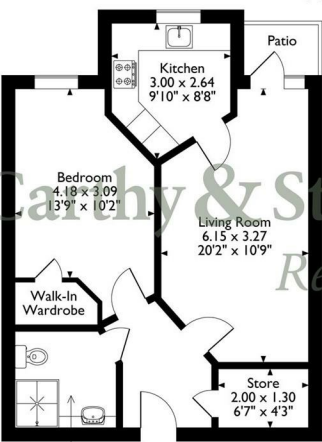


Elkington House, Flat 5, Charlton Green, Dover, Kent
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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**

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
- 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

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

 1 |  1 | Shared Ownership £157,000

- 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

