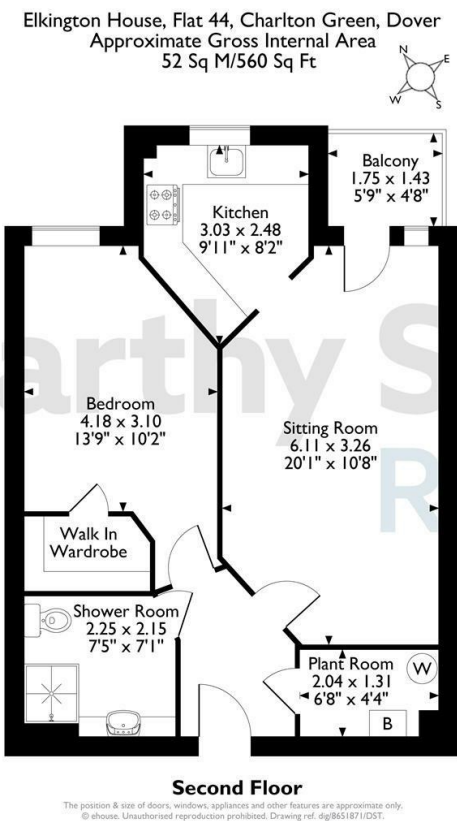


44 Elkington House  
Charlton Green, Dover, CT16 1AP



Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Please contact the Property Consultant for further information that 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 or 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.



Asking price £220,000 Leasehold

A SUPERB one-bedroom Retirement apartment boasting a WALK-OUT BALCONY with REAR GARDEN VIEWS, located on the second floor of a McCarthy Stone Retirement Living Plus development in the heart of Dover. Exclusively designed for the over 70s, this is the perfect property for those looking to retire by the seaside.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Elkington House, Charlton Green, Dover

## 1 Bed | £220,000

**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 with light and shelving. The hallway provides access to the living room, wet room and the bedroom.

**Living/ Dining Room**  
A bright and generously proportioned living room featuring a large window and French door that provide lots of natural light.

The French door opens onto a walk-out balcony offering pleasant views of the communal gardens. The room also provides ample space for dining. TV and BT points, two ceiling lights, raised electrical sockets and wall mounted heater.

**Kitchen**  
The kitchen consists of grey matte finish wall and floor mounted units with wood effect laminate worktops and a wood effect floor. Composite sink and draining unit sits below the window, which boasts views towards the rear gardens. Built in oven with space above for a microwave, four ring electric hob with splash back and extractor fan over.

**Bedroom**  
A garden facing double bedroom benefiting from a walk-in wardrobe housing shelving and hanging rails. TV point, ceiling light, raised electrical sockets and wall mounted heater.

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

**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.

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.

Service charge £8,276.54 until 28/02/2026. Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.  
**Lease Information**  
Lease Length: 999 years from January 2018  
Ground rent: £435pa  
Ground rent review: 2033

**Moving Made Easy & 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 that can assist with service charges or living costs.
  - 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

