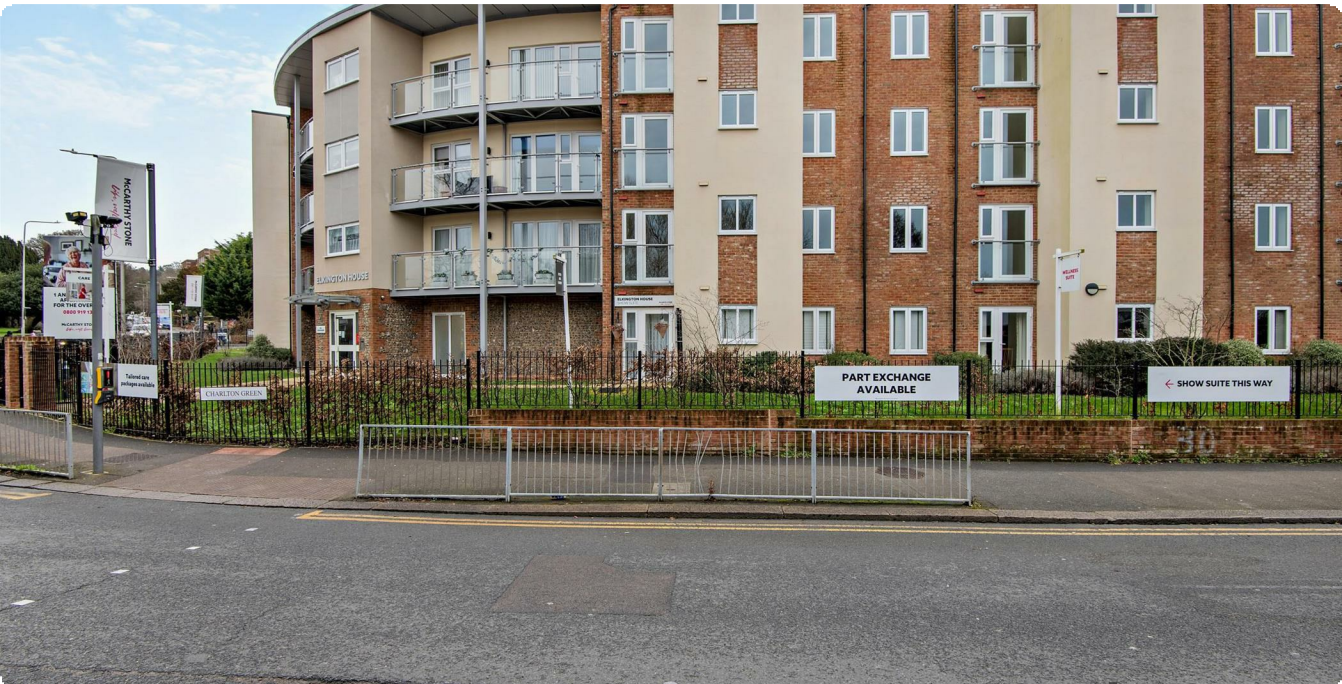


32 Elkington House

Charlton Green, Dover, CT16 1AP



Asking price £280,000 Leasehold

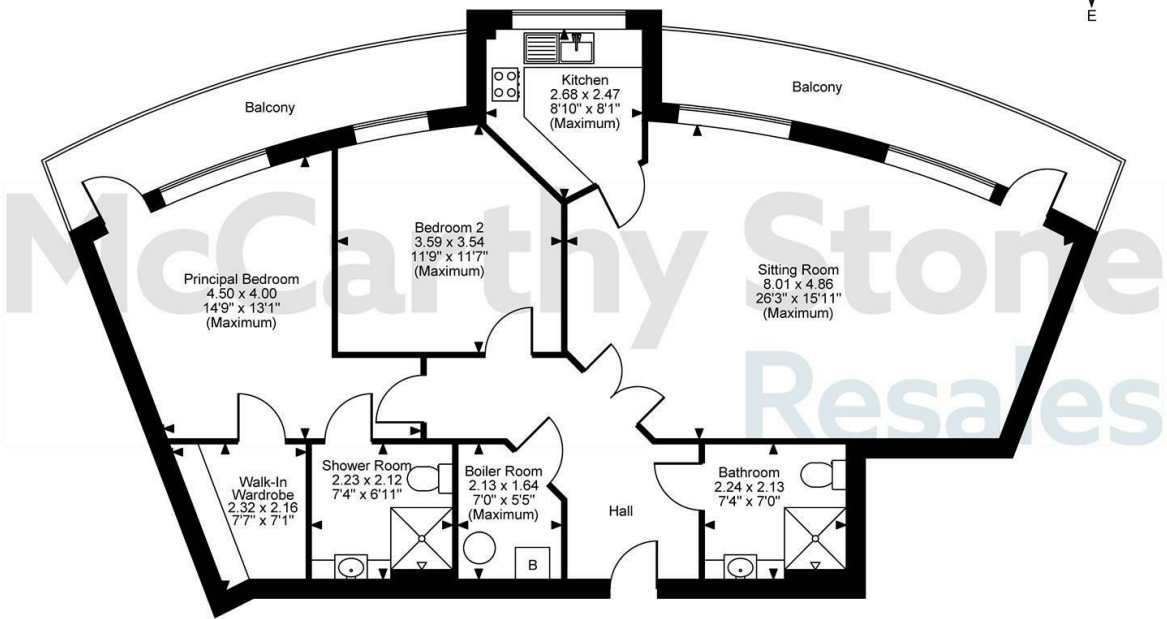
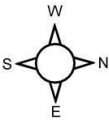
A bright and spacious TWO DOUBLE BEDROOM retirement apartment boasting TWO BATHROOMS and TWO STUNNING WALK-OUT BALCONIES.

The SUPERB COMMUNAL FACILITIES include an on site BISTRO serving breakfast and lunch daily, WELLNESS SUITE and COMMUNAL LOUNGE where social events take place. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

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

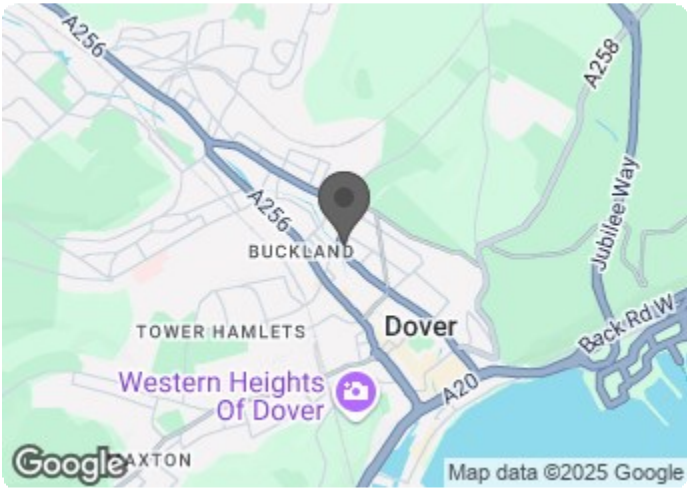
Elkington House, Charlton Green, Dover, Kent
Approximate Gross Internal Area
979 Sq Ft/91 Sq M
Balcony external area = 176 Sq Ft/16 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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.



Elkington House, Charlton Green, Dover, CT16 1AP

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, walk-in airing cupboard light and shelving. The hallway provides the access to the living room, two wet rooms and the two bedrooms.

Living/ Dining Room with balcony

A bright and spacious living room benefiting from a glazed door and deep window giving access to one of the balconies. 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 window over the sink provides lots of natural light and great views.

Bedroom One with Balcony

A great size double bedroom, double glazed door provides access to one of the balconies. The double glazed door and additional full length windows provide lots of natural light. TV point, Light fitting, power points. Benefiting from a fantastic walk in wardrobe.

Ensuite Shower Room

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

Bedroom Two

A good sized double bedroom with views over one of the balconies. Tv point, power points, light fitting.

Shower Room Two

Fully tiled floors and partly tiled walls. Consisting of a



2 Bed | £280,000

shower, WC, sink and vanity unit with a mirror over and extractor fan.

Lease Information

Lease Length: 999 years from January 2018

Ground rent: £510 per annum

Ground rent review date: January 2037

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 of £11,120.26 per year (until financial year ending 28/02/2026).

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.

