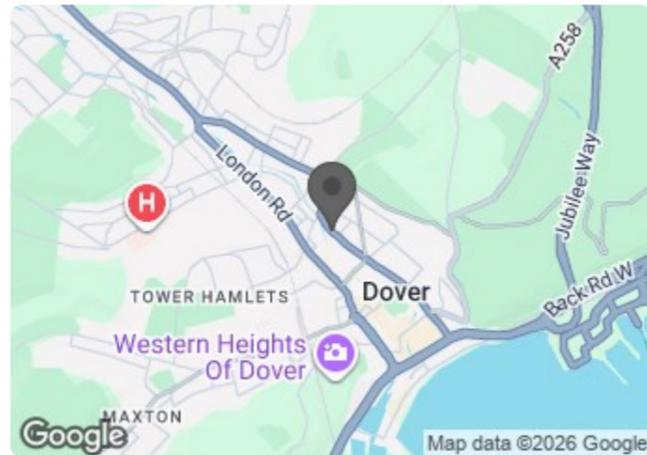


**19 Elkington House**

Charlton Green, Dover, CT16 1AP



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Asking price £175,000 Leasehold**

A immaculately presented one bedroom first floor apartment with a SHELTERED WALK OUT BALCONY WITH GARDEN OUTLOOK.

Elkington House is a McCarthy Stone retirement living plus development with 24/7 staffing, onsite restaurant and domestic assistance.

**Call us on 0345 556 4104 to find out more.**

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

1 bed | £175,000

## Elkington House

This retirement development is close to the thriving town 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. This Retirement Living development in Dover is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll find stylish communal spaces, including a luxurious lounge with free Wi-Fi, bistro offering hot meals each day, wellness suite, laundry room and a large landscaped garden at the back - ideal for meeting your friends, neighbours and family for a drink and a chat. There is hotel-style guest suite which can be booked (fees apply), this is a convenient alternative to your spare room when people come to stay. You'll find things like film nights, pie and mash lunches, knitting clubs, cocktail evenings, music, yoga, birthday parties and even the odd fiesta.

## 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 call point, walk-in airing cupboard with light, shelving and storage space. The hallway provides the access to the living room, wet room and bedroom.

## Living/ Dining Room

A bright and spacious living room with ample space for dining. The room has a French door which leads onto a sheltered balcony which overlooks the well maintained gardens. Newly fitted carpet. TV and BT points, ceiling lights and raised electrical sockets.

## Kitchen

The kitchen consists of soft grey wall and floor mounted units with wood effect laminate worktops and a wood effect floor. Composite sink and draining board sits below the garden facing window. Built in waist height Bosch oven with space above for a microwave, four ring electric hob with splash back and extractor fan over. Integral fridge & freezer.

## Bedroom

Double bedroom with window providing views towards the rear gardens and a walk-in wardrobe with shelving and hanging rails. T.V points, ceiling light and raised electrical sockets.

## Wetroom

Extensively tiled with a level access shower with support rail and curtains, WC, sink and vanity unit with mirror over and a heated towel rail. Emergency pull cord.

## Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas

- Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance, water and sewerage rates
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.
- Annual Service Charge is £8,729.74 for the financial year ending 28/02/2027.
- Ask about our free entitlements service to find out what benefits you may be entitled to.

## Leasehold

Lease 990 Years from 01/01/2022

Ground rent : £435

Ground rent Review: 2037

## 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.
- 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 available
- Mains water and electricity
- Electric room heating
- Mains drainage

