
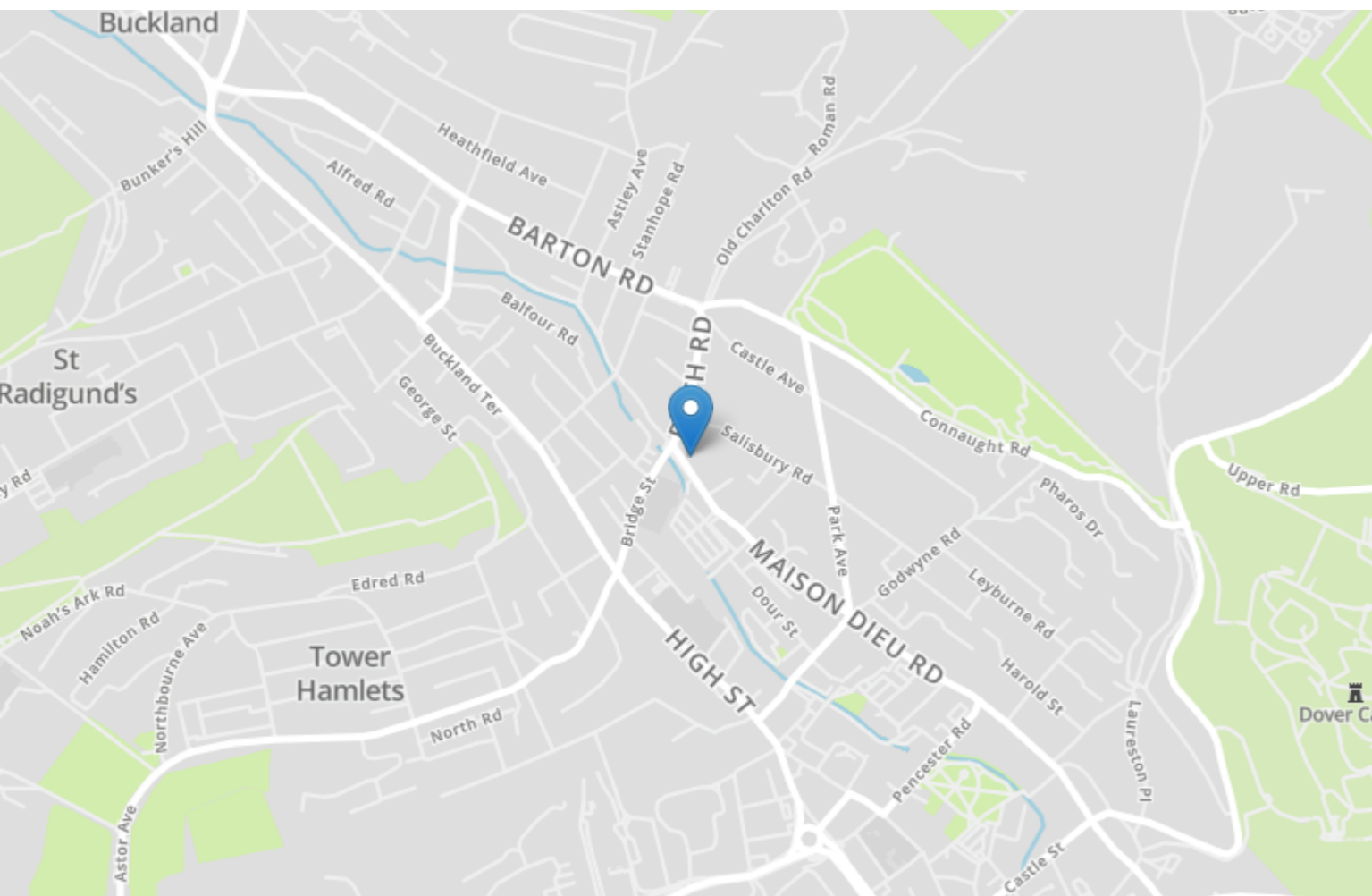


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	<b>84</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## Elkington House 32 Charlton Green

DOVER,  
CT16 1AP

**£280,000 LEASEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL | RETIREMENT FLAT FOR OVER 70s | Beautiful Two Bedroom 1st Floor Retirement Apartment With Two Balconies | En Suite | 24/7 Call System | Bistro | Guest Suite For Visitors | Landscaped Communal Gardens | By The Sea | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom 1st floor retirement apartment situated in the new McCarthy Stone Elkington House development. A thoughtfully designed retirement development available EXCLUSIVELY TO THE OVER 70s. Elkington House boasts a sociable communal lounge with on site bistro, communal landscaped gardens to the rear where residents can relax and interact with their neighbours. Inbuilt camera entry system allowing access to the complex, its own burglar alarm, laundry room, secure lockable windows and a 24 hour emergency call system. Located on Charlton Green, this development has everything you need within the immediate area. You'll find a Morrisons supermarket 0.1 miles away, as well as an Asda 0.2 miles from the development. You will also find a pharmacy and a choice of cafés 0.2 miles away. Further afield, Dover Priory Station is 0.6 miles away, while the shops, cafés and ports at Dover Marina are 1.2 miles from the development. For more information Call Burnap + Abel on 01304 279107.





## Entrance Hall

## Lounge/Dining Room

23' 6" x 16' 2" (7.16m x 4.93m)

## Balcony

## Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

## Bedroom One

16' 1" x 13' 9" (4.90m x 4.19m)

## Balcony

## En Suite

## Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m)

## Shower Room

7' 4" x 7' 0" (2.24m x 2.13m)

## Communal Gardens

Spacious communal gardens with lawn and seating areas.

## Lease & Service Charge Information

The vendor has informed of of the following information;

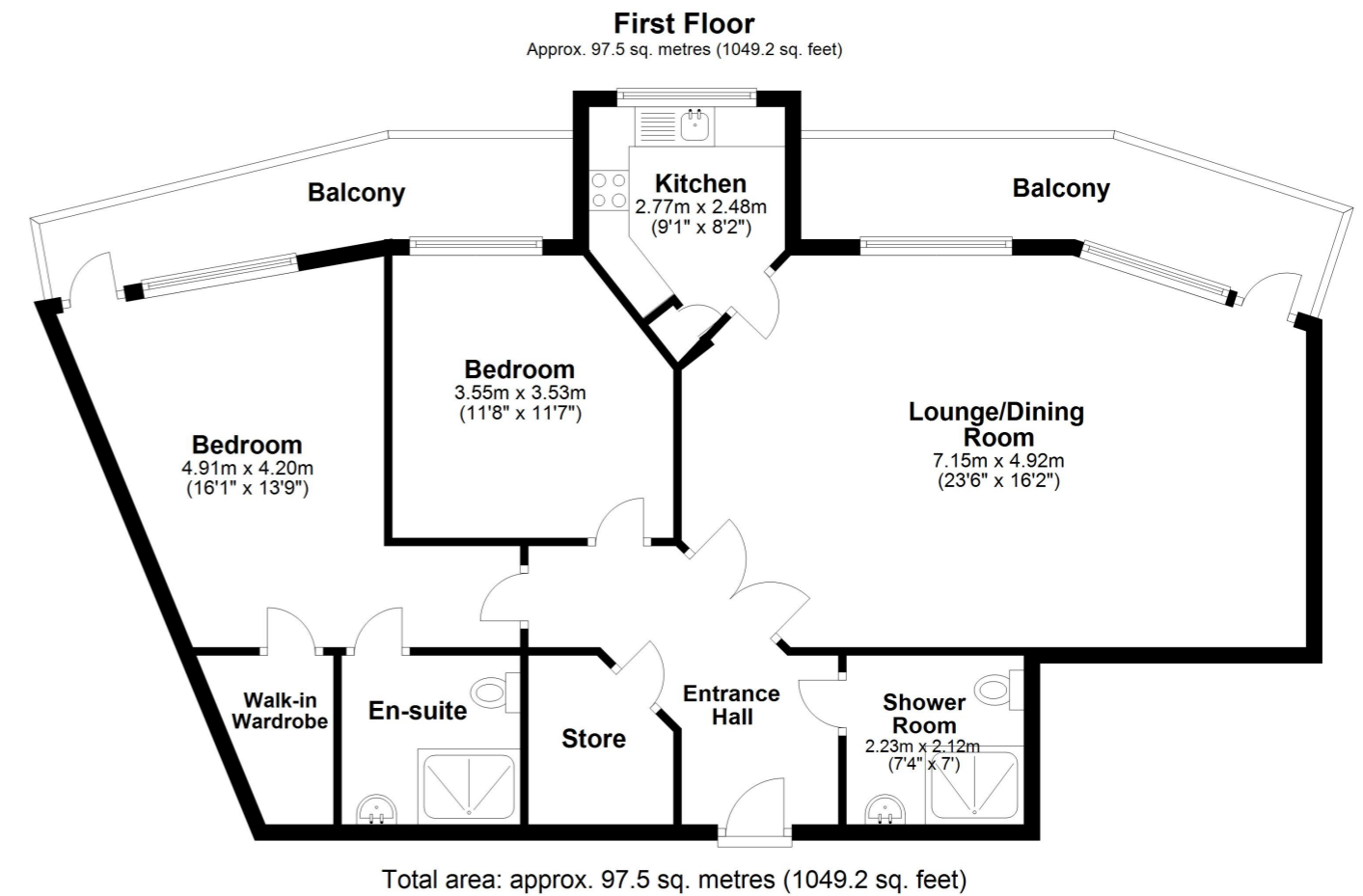
Service charge - £870.24 PCM (Water included)

Lease length - TBC

## Area Information

Perhaps most famed for the striking White Cliffs which take its name, Dover is a thriving town on the South Eastern coast of England. A port town with regular ferries crossing the Straits of Dover to Calais in France, the majority of Britons will have passed through Dover at one time or another. Dover has plenty of local amenities for residents, including supermarkets, banks, a shopping centre, restaurants and takeaways, and an expansive local park. Connaught Park is a naturalistic open space, with mature trees and open grassy spaces. There are plenty of historic attractions and landmarks in Dover, which has been the site of many invasions and battles during England's history. The iconic Dover Castle is the town's most popular attraction, featuring a Military museum, medieval underground works, and a labyrinth of war-time tunnels. Fort Burgoyne, Priory Gate and the Western Heights of Dover are also popular historic attractions in the town.

Elkington House is conveniently located close to the town centre and its amenities. It's just 0.7 miles to Dover Priory train station, which takes from just over an hour to connect to London St. Pancras International. The nearest beach is Dover Beach, just 1 mile away. The area surrounding Dover features some of the most stunning coastline England has to offer, including the White Cliffs of Dover, the South Foreland Heritage Coast, and the Dover-Folkstone Heritage Coast. Kent Downs AONB also stretches to the fringes of Dover, meaning there's plenty of natural beauty to be seen when you retire to this charming town.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

