

**Lantern Court, Ilfracombe, EX34 For Sale**

1 Bedroom | 1 Reception | 1 Bathroom | Leasehold

Stunning Views
House Manager
Very Energy Efficient
Low Service Charges
Communal gardens
Pet Friendly
Over 60s
Allocated parking spaces are available, subject to availability
Building and grounds maintenance (window cleaning, gardening, upkeep of communal areas)
24-hour emergency call system

£110,000
Offers in
excess

A lovely one-bedroom retirement apartment in a beautiful development offering exceptional harbour views from the homeowners' lounge and communal gardens.

It's a perfect place to call home and move on with another chapter in life. Many of the residents who live here use it as a safe and secure place to base themselves and it also allows them to live and enjoy life in the UK and further afield.

It is also a great rental investment as it can be let out to tenants over 60 years old. There would be high demand for this as a rental.

Ilfracombe is a charming coastal town located in North Devon, England, known for its picturesque harbour, stunning views, and rich history. The town offers local GP services and a pharmacy, with more extensive healthcare available in nearby Barnstaple.

It has a wonderful active community and with so much on the doorstep such as Exmoor, Coastal Path, Woolacombe, Saunton, Lynton, Lynmouth, Barnstaple, Croyde and much much more, there is plenty to keep busy.

Ilfracombe enjoys a mild coastal climate, with moderate winters and summers.

This property is exclusively available for individuals aged 60.

Energy Efficient | Pet Friendly

In more detail:

Lantern Court is a fantastic development located in a prime position with breathtaking views over Ilfracombe Harbour, Lantern Hill, Capstone, the Bristol Channel, and the distant Welsh coastline. This development is designed for residents over 60 years of age, offering a wide range of on-site facilities to ensure a comfortable and enjoyable lifestyle.

The community features a beautiful communal lounge with a large balcony showcasing magnificent coastal views. Other amenities include a lift serving all floors, a mobility scooter store, a laundry room, and a landscaped garden with a harbour viewing deck.

In addition to the House Manager, who ensures the smooth running of the development, there is a 24-hour emergency call system across both apartments and communal areas. The development also offers a guest suite for family and friends, available for a small nightly charge.

A strong sense of community exists within Lantern Court, with a variety of activities such as coffee mornings, games and quiz nights, themed events, and occasional outings. Participation is completely voluntary, allowing homeowners to join in as they wish.

Location:

Lantern Court is ideally located within walking distance of the high street, seafront, and local amenities, including:

Post office, pharmacy, hairdresser, banks, and supermarkets (CO-OP), St. James's Park, with direct pathways leading to the harbour. For the bigger shop there is a large Tesco nearby, deliveries from Waitrose, Sainsburys, and other supermarkets are available also at Lantern Court.

Car Parking:

Allocated parking spaces are available, subject to availability

£500 per annum for an undercover parking space

Permits are issued on a first-come, first-served basis

Please check with the House Manager for availability

Service Charge (Annual):

£2,678.85 (for the financial year ending 31/03/25)

What the service charge includes:

House Manager to oversee the development

Building and grounds maintenance (window cleaning, gardening, upkeep of communal areas)

24-hour emergency call system

Monitored fire alarms and door camera entry security systems

Lift maintenance

Heating and lighting in communal areas

Contingency fund for internal and external redecoration of communal areas

Buildings insurance, water, and sewerage rates

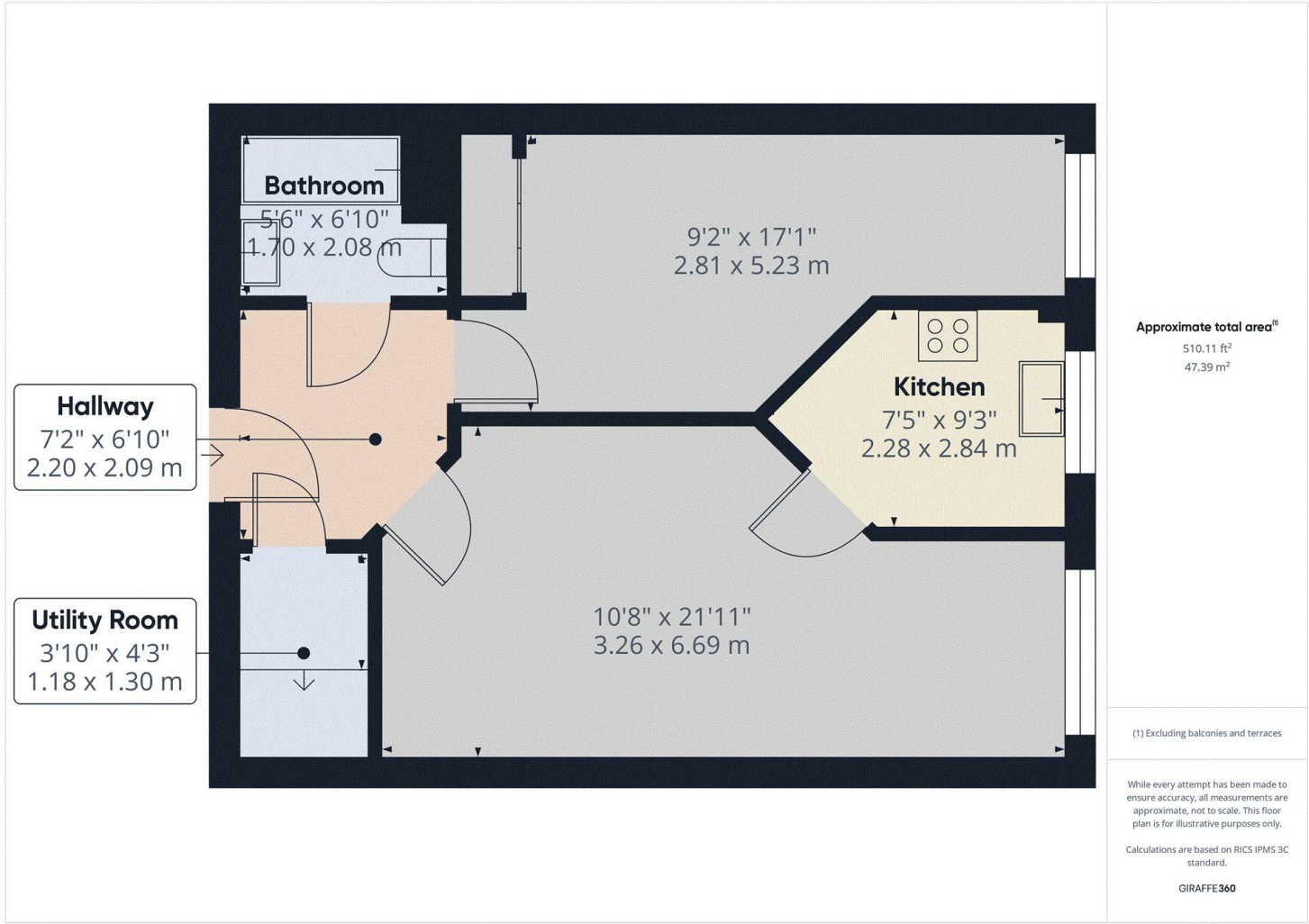
Note: The service charge does not cover costs like Council Tax, Electricity, or TV fees.

Ground Rent:

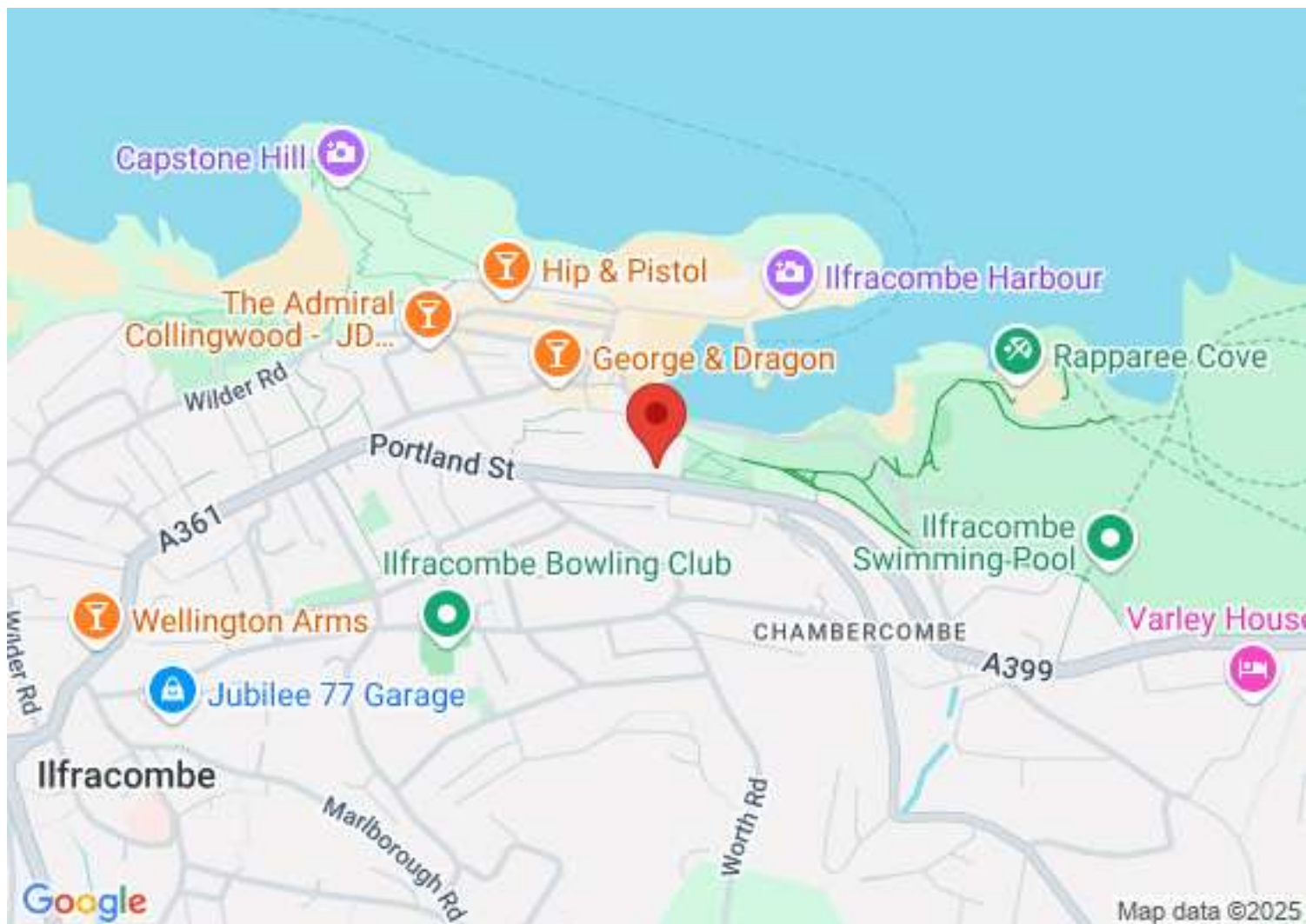
£425 per annum - Next review: January 2027



Floorplan



Map



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