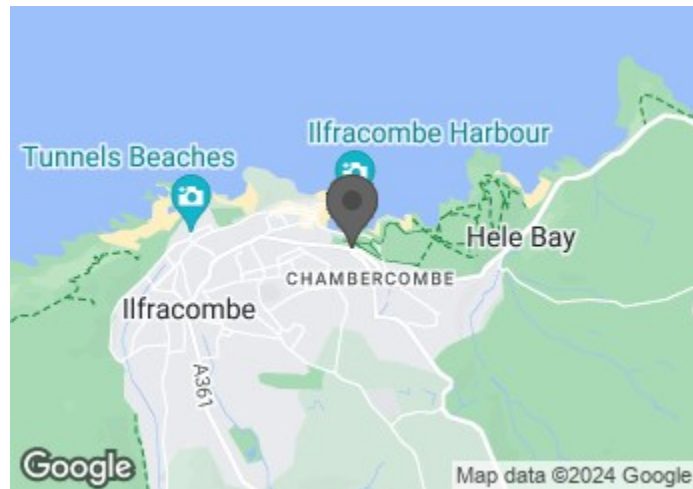


APPROX. GROSS INTERNAL FLOOR AREA 552 SQ FT / 51 SQM	Lantern Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 12/01/23
	photoplan

COUNCIL TAX BAND: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

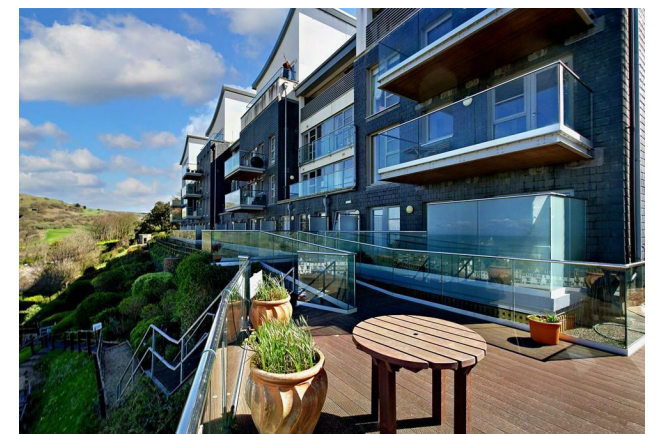
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**McCARTHY STONE
RESALES**

23 LANTERN COURT
HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



A well presented one bedroom retirement apartment within this beautiful development offering spectacular Harbour views from the Homeowners lounge and communal gardens. Exclusively available to the over 60's.

ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LANTERN COURT, HILLSBOROUGH ROAD, ILFRACOMBE

INTRODUCTION

Completed in 2012 by award-winning developers McCarthy Stone, Lantern Court is a flagship contemporary development occupying a commanding location with the most breath-taking views across the picturesque Ilfracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh coast. Providing private apartments specifically for those over 60 years of age, the development enjoys a host of facilities for the benefit of home owners, not least of which is the beautiful communal lounge with large balcony and magnificent coastal views. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with harbour viewing deck. Further peace-of-mind is found in the service provided by our House Manager who will oversee the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge per night is made.

It's so easy to make new friends and to lead a busy and fulfilled life at Lantern Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

Lantern Court is located just a short distance from the high street and sea front and local amenities which include a post office, pharmacy, hairdressers, bakers, banks and supermarkets. St. James's park is adjacent to the development with pathways leading to the harbour.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector. Doors lead to the bedroom, living room and bathroom.

LOUNGE

A well-proportioned lounge with focal point electric fireplace. TV and telephone points, Sky/Sky+ connection point., two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed doors lead onto a separate enclosed kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

DOUBLE BEDROOM

Benefiting from a built-in wardrobe. Ceiling lights, TV and phone point.

BATHROOM

Fully tiled and fitted with suite comprising of bath with shower over, low level WC, vanity unit with sink and mirror above.

SERVICE CHARGE

- Cleaning of communal windows and exterior of apartment 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

1 BED | £160,000

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Communal Laundry room
- Mobility Scooter room with charging points
- House Manager

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,678.85 per annum (for financial year ending 31/03/25)

CAR PARKING PERMIT SCHEME

Parking is by allocated space subject to availability. The fee is £500 per annum, for under cover car park. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

GROUND RENT

Ground Rent: £425 per annum
Ground Rent Review Date: January 2027

LEASEHOLD

125 Years from 1st January 2012

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

