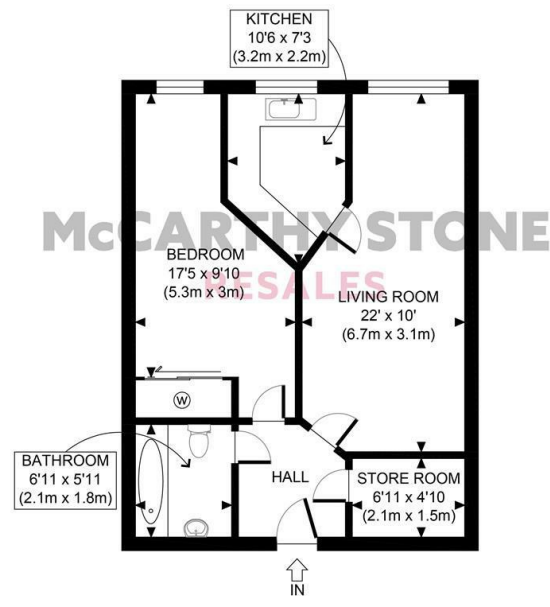


23 Lantern Court

Hillsborough Road, Ilfracombe, EX34 9FF

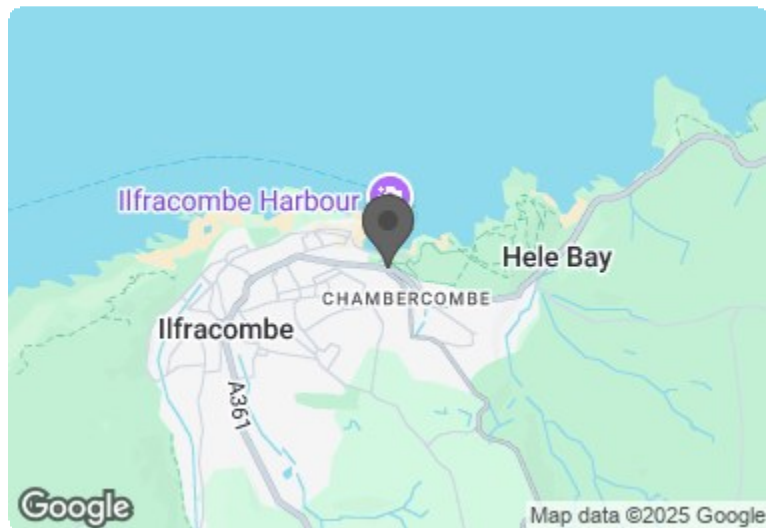
PRICE REDUCED



GROSS INTERNAL FLOOR AREA 552 SQ FT

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		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £130,000 Leasehold

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.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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

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.



Lantern Court, Hillsborough Road,

1 Bed | £130,000

PRICE
REDUCED

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 white suite comprising; panelled bath with shower over, low level WC, vanity unit with cupboard below and mirror above.

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.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House

Manager.

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

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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

MOVING MADE EASY

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 to that can assist with service charges or living costs.
- 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 speak with our Property Consultant today.

