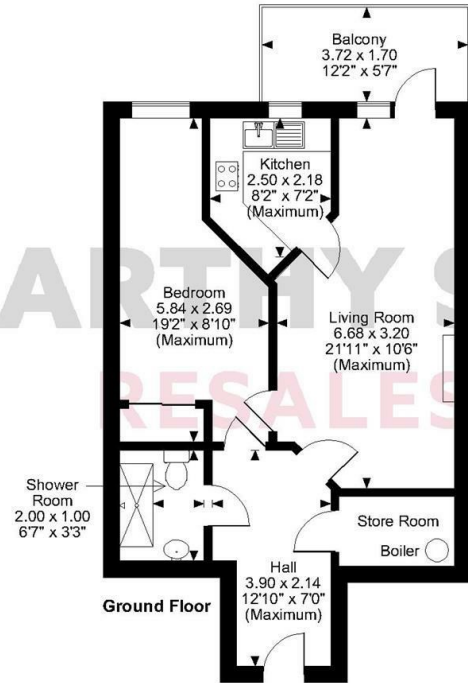
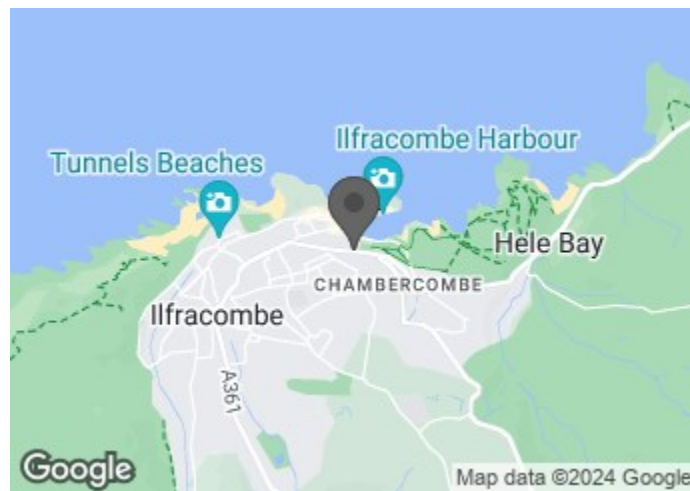


Lantern Court, Hillsborough Road, Ilfracombe, Devon
 Approximate Gross Internal Area
 556 Sq Ft/52 Sq M
 Balcony external area = 68 Sq Ft/6 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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

11 LANTERN COURT
 HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



Stunning harbour views are enjoyed from this beautifully presented one bedroom retirement apartment with walk out balcony.

Energy Efficient *Pet Friendly*

PRICE REDUCTION

ASKING PRICE £239,950 LEASEHOLD

For further details, please call **0345 556 4104**

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LANTERN COURT, HILLSBOROUGH ROAD,

1 BEDROOMS £239,950

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 oversees 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 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.

THE LOCAL AREA

Lantern Court is a flagship contemporary development occupying a commanding location with the most breathtaking views across picturesque Ilfracombe harbour, Lantern Hill, Capstone, the Bristol Channel and the Welsh coast. The property was constructed by multi award-winning McCarthy Stone specifically for independent living for those over 60 years of age. It is located convenient to 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

Entered via a solid oak veneered entrance door and, if the bedroom and living room doors are open, you will be welcomed by stunning sea views. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, versatile store cupboard with light, shelving and Vent Axia unit and housing the Gledhill boiler supplying domestic hot water. A feature glazed panelled door leads to the living room.

LIVING ROOM

A pleasant and welcoming room where the amazing view immediately catches the eye inviting you to head directly toward the double-glazed French door and matching side panel that open onto the balcony. There is a focal point fireplace with a 'pebble effect' inset electric fire, wall papered feature wall, Dimplex Quantum Storage heater serviced by Economy 7 electric within the apartment, feature ceiling light fittings and a feature glazed panelled door to kitchen. Electric sockets are elevated for ease of use. TV aerial and telephone point.

BALCONY

Absolutely stunning views over Ilfracombe harbour, Lantern Hill, Capstone, the Bristol Channel and the Welsh coast are enjoyed from this lovely walk out balcony. A perfect place to relax.

KITCHEN

With a double-glazed window with wonderful views. Excellent range of 'maple effect' fitted wall and base units. Contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed halogen hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Extensively tiled walls and tiled floor. Ceiling spot light fitting.

DOUBLE BEDROOM

A lovely double bedroom with a full height double-glazed window providing stunning views and plenty of light. Fitted mirror fronted wardrobe with ample hanging space.

SHOWER ROOM

Modern white suite comprising; shower cubicle, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over. Heated towel rail, electric wall heater, emergency pull cord and fully tiled walls and floor.

FURTHER INFORMATION

The main heating for the apartment is via Dimplex Quantum storage heaters, served by Economy 7 electric that also supports the Gledhill boiler / hot water system. Garaged car parking is by annual permit (a charge applies) and is subject to availability. Our House Manager will be able to confirm the current position at any viewing.

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).

LEASE

Lease Information: 125 Years from 1st January 2012

Ground Rent: £425 per annum

Ground Rent Review Date: June 2033

Managed By: McCarthy Stone Management Services

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.

