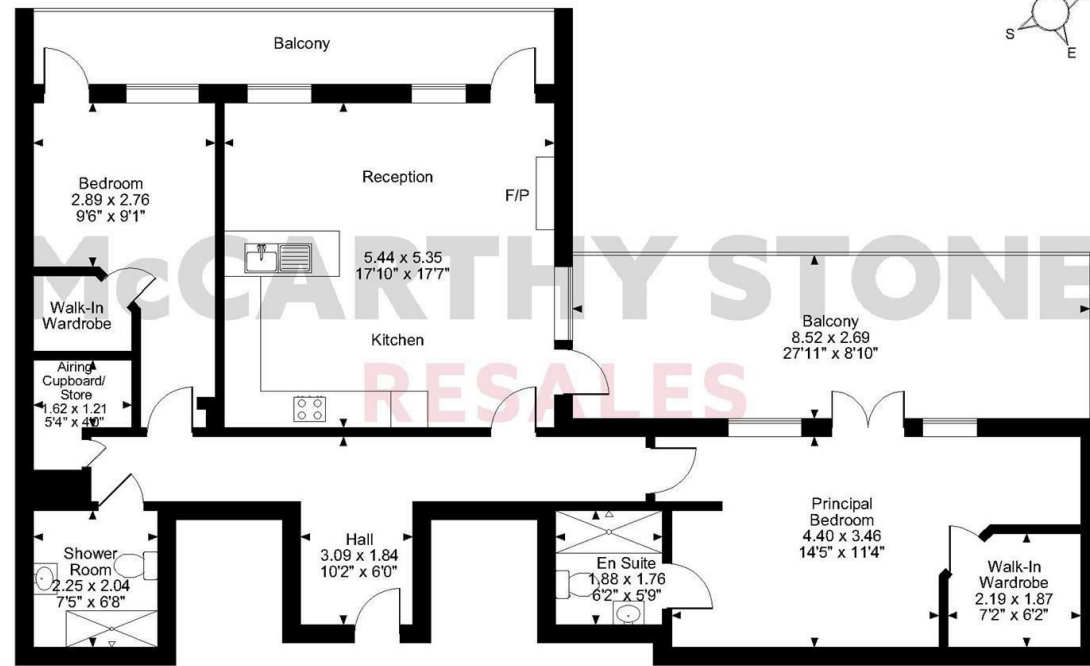
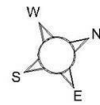


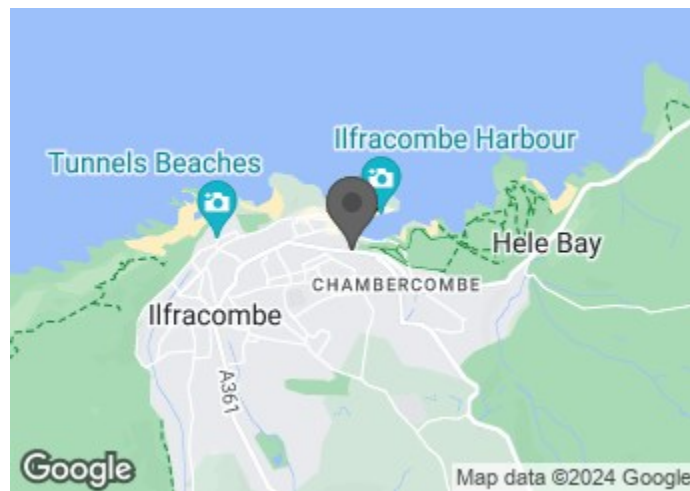
Lantern Court, Hillsborough Road, Ilfracombe, Devon
 Approximate Gross Internal Area
 1014 Sq Ft/94 Sq M
 Balcony external area = 358 Sq Ft/33 Sq M



Flat

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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		77	77
(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

36 LANTERN COURT
 HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



**** SPECTACULAR VIEWS OF ILFRACOMBE HARBOUR FROM TWO BALCONIES ****
 Stunning penthouse apartment with two double bedrooms (master en-suite)

Energy Efficient *Pet Friendly*

PRICE REDUCTION

ASKING PRICE £414,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LANTERN COURT, HILLSBOROUGH ROAD,

2 BEDROOMS £414,000

INTRODUCTION:

Glorious Views ! The two balconies let a flood of light into this stunning apartment and the views are quite breathtaking - harbour and coastal views and an outlook to Hillsborough Headland to the side. This apartment really must be viewed to be appreciated. Located on the top floor, within close access of the lift that services all floors, no.36 is one of the largest apartments within Lantern Court
An open plan living/kitchen room offers stunning views from the full height and width windows, along with access out on to both balconies. A further balcony is accessed from the master bedroom which has an en-suite shower room and walk in wardrobe, the second bedroom also provides access out on to a balcony and there is a further shower room. From every window you will find an incredible view!

Completed in 2012 Lantern court is a flagship contemporary development occupying a commanding location with the most breathtaking views across the picturesque Ifracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh coast. The property was built by McCarthy and Stone specifically 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.

The development enjoys a host of communal facilities for the benefit of Homeowners not least of which is the beautiful Homeowners 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 and a 24-hour emergency call system in the apartments and communal areas. There is a guest suite available to receive family and friends for which a small charge of £25 per night is made.

ENTRANCE HALL:

Having a solid Oak veneered entrance door with spy-hole, Dimplex wall heater, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, good sized store cupboard with light, shelving and Vent Axia unit and

the Gledhill boiler supplying domestic hot water. A feature glazed panelled door leads to the Living Room.

LIVING ROOM/KITCHEN:

Living Area- A generous size, stunning open plan living room/kitchen with full height and width windows and glazed door opening on to a large balcony which offers the most wonderful Harbour and Coastal panorama. A further double-glazed window and door open on to the generous size second balcony with the same stunning views. A feature fireplaces houses an electric fire along with a 'Dimplex Quantum' storage heater.

Kitchen Area - Fitted with an excellent range of soft white and dark wood effect units and contrasting granite effect worktop with matching upstands extending to a room divider unit incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with contemporary glazed splashpanel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Polished tiled floor.

BALCONIES:

The first balcony is accessed via the living area and the second bedroom, screened via a glazed ballustrade, so that the views can be fully enjoyed whilst seated. A further separate, large balcony is also accessed from the living room and the master bedroom. The views are simply stunning and overlook the harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh Coastline.

MASTER BEDROOM:

A very generous size double bedroom with full height and width windows enjoying spectacular views, double doors leads out to one of the large balconies. Walk-in wardrobe with light, ample hanging space and shelving. Slimline Dimplex wall mounted electric heater. Door to En-Suite.

EN-SUITE SHOWER ROOM:

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

BEDROOM TWO:

A further double bedroom with large, full height double-glazed

window enjoying further spectacular views. Walk-in wardrobe with light, ample hanging space and shelving. Electric panel heater.

SHOWER ROOM:

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

ADDITIONAL INFORMATION & SERVICES:

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

PARKING:

No.36 has an undercover, secure parking space at a cost of £150 per annum.

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: £4,018.28 per annum (for financial year ending 31/03/2025)

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 INFORMATION:

Lease: 125 Years from 1st January 2012

Ground rent: £495 per annum

Ground rent review date: January 2027

Managed By: McCarthy and Stone Management Services

