

15 Lantern Court

Hillsborough Road, Ilfracombe, EX34 9FF

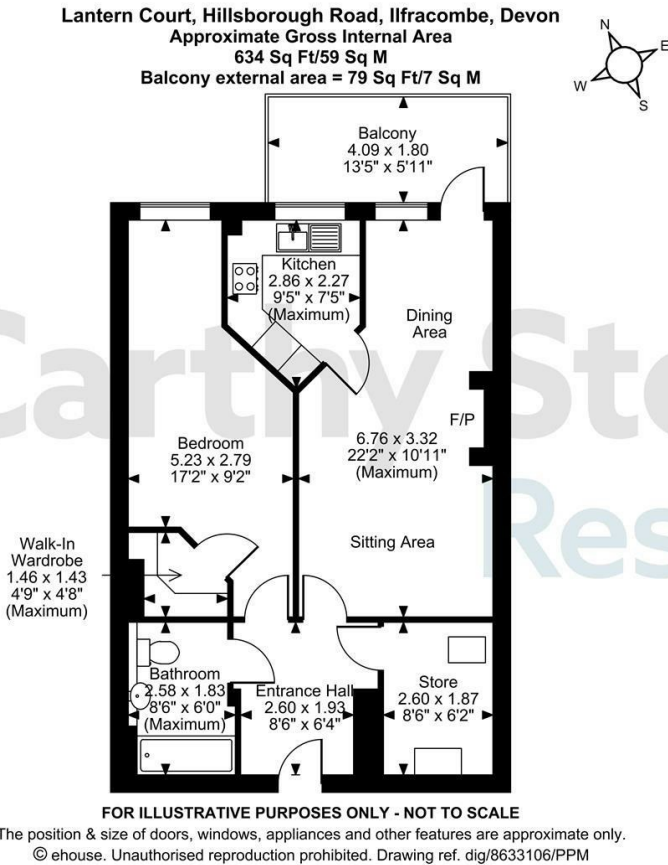


Offers over £250,000 Leasehold

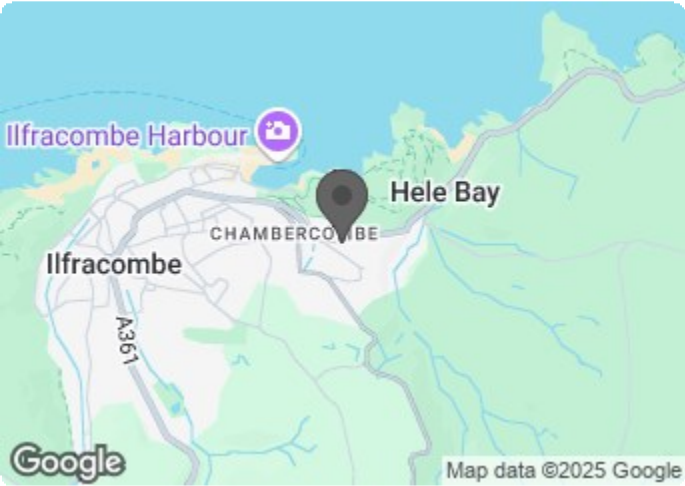
Stunning views over the harbour are enjoyed from the walk out balcony accessed from this very well presented one bedroom retirement apartment. Lantern Court is a stunning, energy efficient, pet friendly development, the lift service makes all the beautiful communal spaces very accessible.

Call us on 0345 556 4104 to find out more.

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



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		
England & Wales	EU Directive 2002/91/EC	

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Lantern Court, Hillsborough Road, Ilfracombe

No.15 Lantern Court

Apartment 15 is located on the upper ground floor. It is a beautifully presented apartment with roomy accommodation. The living room is of a good size and the eye is immediately drawn to the wonderful view from the French door providing a stunning and ever-changing seascape. There is an excellent balcony, again with stunning views over the Harbour and surrounding coastline. The kitchen is well equipped with integrated appliances and the double bedroom has a large picture window with those views to wake up.

Entrance Hall

Entered via a solid Oak veneered entrance door with spy-hole. 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, large walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed ‘Vent Axia’ heat exchange system utilising the hot air generated within the property and recirculating this back into the principle rooms. 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. Focal point fireplace with a log effect inset electric fire and 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 and there is a television aerial and telephone point.

Balcony

A fantastic addition to this apartment with a glazed balustrade - a perfect place to spend many a relaxing hour watching the harbour side activity.

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 oven and concealed fridge and freezer. Extensively tiled walls and tiled floor. Ceiling spot light fitting.

Double Bedroom

An excellent double bedroom with a floor to ceiling double-glazed picture window enjoying those outstanding sea views. Walk-in wardrobe with light, comprehensive hanging space and shelving.



Electric panel heater, feature ceiling light fittings, TV aerial and telephone point. Electric sockets are elevated for ease of use.

Bathroom

White suite comprising; panelled bath with shower above and glazed screen, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over. Fully tiled walls and floor, electric wall heater, electric heated towel rail and emergency pull cord.

Lantern Court

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 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.

There is a path in the communal garden that leads to a secure gate onto a public walkway down to the harbourside. There is a beautiful sandy beach, plus fishing boats, yachts and pleasure craft, day trip boats and the lifeboat station. These can all be reached within a few minutes’ walk.

The Local Area

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.

Parking

Garaged car parking is available with a yearly permit at a charge of around £500 per annum (subject to availability).



1 bed | £250,000

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

Leasehold 125 Years from 2012
Ground Rent £425 per annum
Ground rent review date: Jan 2027

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.

