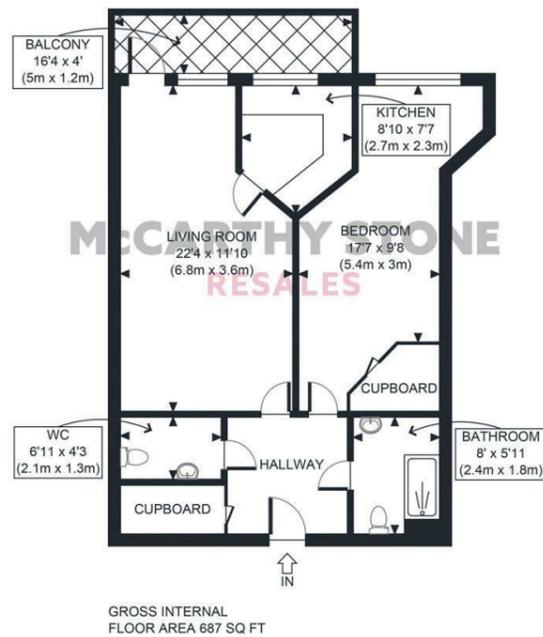


McCARTHY STONE RESALES

17 LANTERN COURT

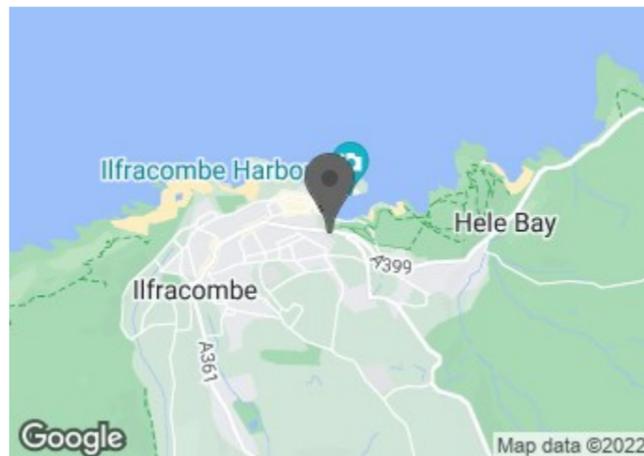
HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



APPROX. GROSS INTERNAL FLOOR AREA 687 SQ FT / 64 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 10/03/22
	photoplan



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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RELAX and enjoy BEAUTIFUL VIEWS FROM THIS upper ground floor one bed retirement apartment.

ASKING PRICE £270,000 LEASEHOLD

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LANTERN COURT, HILLSBOROUGH ROAD, ILFRACOMBE

INTRODUCTION

Beautiful views can be enjoyed from every window of this spacious one bedroom apartment and from the lovely balcony that spans the width of the living room and kitchen. Situated in a quiet location at the end of a corridor on the upper ground floor - the views are spectacular.

Completed in 2012, 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

The development enjoys a host of communal facilities for the benefit of homeowners, not least of which is the beautiful lounge for homeowners with its own 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 Richard our House Manager who oversees 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 per night is made.

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.

CLOAKROOM

Useful guest cloaks with wc and sink.

LIVING ROOM

Step in to the spacious living room and your eye is immediately drawn to the sea views. A feature fireplace with inset electric fire provides focal point lighting and/or additional heating. Two feature ceiling lights. Plug sockets are elevated for ease of use.

DOUBLE BEDROOM

A lovely double bedroom with a full height double-glazed window and a recess for a desk or a chair from which to enjoy the view. Walk-in wardrobe with light ample hanging space and shelving. Plug sockets are elevated for ease of use.

SHOWER / WC

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 shower cubicle. Heated towel rail, electric wall heater, emergency pull cord. Fully tiled walls and floor,

GENERAL

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

1 BED | £270,000

Manager will be able to confirm the current position at any viewing.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and exterior of all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system and House Manager
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,275.68 p.a. (for financial year ending 31/03/23)

LEASE / SERVICE CHARGE INFORMATION

Lease Information: 125 Years from 1st January 2012

Ground Rent: £425 per annum

Managed By: McCarthy Stone Management Services
Service Charge - for full details of current charges, please ask the House Manager or McCarthy Stone Resales

