



APPROX. GROSS INTERNAL FLOOR AREA 684 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: 10/01/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. **The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**. These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.



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## McCARTHY STONE RESALES

### 4 LANTERN COURT, HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



BEAUTIFULLY PRESENTED ONE BEDROOM LOWER GROUND  
RETIREMENT APARTMENT WITH VERY GENEROUS BALCONY &  
GREAT VIEWS

**ASKING PRICE £260,000 LEASEHOLD**

For further details, please call **0345 556 4106**  
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# LANTERN COURT, HILLSBOROUGH ROAD,

## 1 BED | £260,000

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.

Apartment 4 is located on the lower 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 comprises a range of modern units and integrated appliances which include an oven, hob, fridge and freezer. The lovely double bedroom has a large picture window with those views to wake up with.

### 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 large balcony. There is a focal point fireplace with a 'pebble effect' inset electric fire, 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:** An impressively large balcony with a useful recessed area runs the full width of the property and provides plenty of space for furniture and potted plants. Glazed balustrade and return privacy panels to either wing. A perfect place to spend many a relaxing hour watching the harbour side activity.

### KITCHEN

With a double-glazed window with wonderful views, ensuring washing-up will never be the same again! 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

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

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

### BATHROOM

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over, panelled bath with thermostatically controlled shower unit and useful hand rail. Fully tiled walls and floor, fitted wall cupboard, electric wall heater, electric heated towel rail, emergency pull cord.

### GENERAL

There are communal gardens with a harbour viewing deck, great communal facilities and garaged car parking available with a yearly permit at a charge of around £500 per annum for which there is a waiting list. Internal doors are quality oak veneered.

### SERVICE CHARGE

- Cleaning of communal windows and external windows of all apartments
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- Upkeep of gardens and grounds
- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

### LEASEHOLD

Leasehold 125 Years from 2012  
Ground Rent £425 p.a.

