5 Lantern Court Hillsborough Road, Ilfracombe, EX34 9FF
Asking price £239,950 LEASEHOLD
For further details please call 0345 5564104
INTRODUCTION:
This apartment is located on the lower ground floor of the impressive Lantern Court. It is a roomy apartment significantly enhanced by the fantastic harbour and coastal views enjoyed from the generous balcony located off the good sized living room. There is a modern fitted kitchen with a comprehensive range of integrated appliances. The lovely double bedroom has a large picture window also benefiting from those quite breathtaking views, with those stunning views. There is a library located on this floor and a pathway provides direct access to the harbour and beach.

The emphasis in Lantern Court is quite simply based around an excellent quality of life. It’s so easy to make new friends and to lead a busy and fulfilled life here; there are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games and quiz nights, seasonal and themed events, and occasional organised trips; or it may be something as simple as a cup of coffee over a friendly chat and whilst there is something for everyone there is certainly no obligation to participate and home owners can remain as private or sociable as they wish.

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. 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 of £25 per night is made.

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. Ilfracombe is fast gaining a reputation as an hub for arts and crafts, not just in North Devon but throughout the wider region. Many of the galleries host exhibitions and ‘meet the artist’ events throughout the year and some can be seen working at their craft. Damien Hirst’s famous ‘Verity’ statue sits at the mouth of the harbour and is a stunning piece of public art that has been joined by other permanent artworks over the years.

We can offer Part-Exchange on this apartment.

ENTRANCE HALL:
A good-sized hallway with a solid Oak veneered entrance door with spy-hole and having sufficient space for typical hall furniture. 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, large walk-in store cupboard with light and shelving housing the Gledhill boiler supplying hot water an the ‘Vent Axia’ system. Dimplex Quantum Storage Heater. A feature glazed panelled door leads to the Living room.

LIVING ROOM:
A spacious and pleasant room with double-glazed French door and side panel opening onto an excellent Balcony where the quite stunning and expansive Harbour and coastal views can be fully enjoyed. Dimplex’ panel heater, focal point fireplace with ‘pebble’ effect inset electric fire. A feature glazed panelled door leads to the kitchen.

BALCONY:
Not exactly a ‘room’, but its importance to the lovely apartment should not be lost. An excellent outdoor space with room for bistro style furniture and the perfect spot to while away the hours enjoying the magnificent view and watching the ‘comings and goings’ in the Harbour and the surrounding Streets. There is glazed balustrade, opaque privacy panels to either wing and two external lights.

KITCHEN:
With double-glazed window with those beautiful coastal views. Quality range of ‘maple effect’ fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood, built-in oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

BEDROOM:
A spacious bedroom extending into a useful recessed having a double-glazed picture window taking full advantage of those outstanding sea views, a walk-in wardrobe with light, ample hanging space and shelving, electric panel heater.

SHOWER ROOM:
Modern white suite comprising; WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over, walk-in shower cubicle with shower seat and a thermostatically controlled shower unit. Fully tiled walls and floor, electric wall heater, electric heated towel rail, emergency pull cord.

GENERAL:
There are communal gardens with a viewing deck and a path that leads down to the Harbour. Great communal facilities and garaged car parking available with a yearly permit at a charge of around £500 per annum for which there may be a waiting list.

LEASEHOLD
Lease 125 Years from 2012
Ground Rent £425
Floor Plan
Floor area 71.0 sq. m. (764 sq. ft.) approx

Total floor area 71.0 sq. m. (764 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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)

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Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
T: 0345 5564104 - www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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