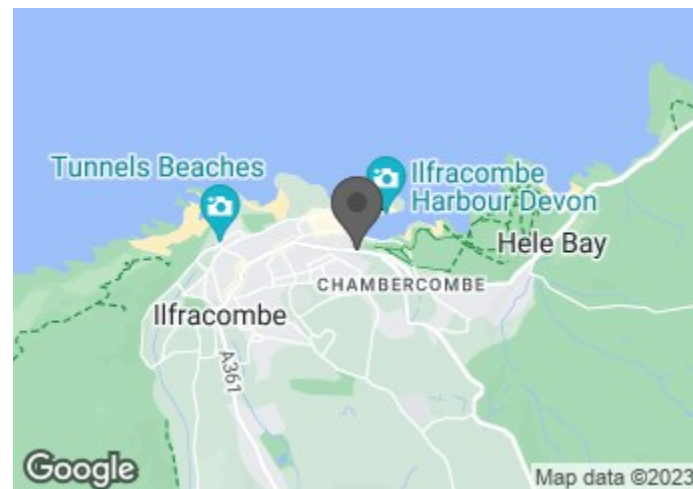


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(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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McCARTHY STONE RESALES

22 LANTERN COURT HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



Situated in a quiet position within this stunning development, this one bedroom retirement apartment offers park and coastal headland views from all windows.

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LANTERN COURT, HILLSBOROUGH ROAD, ILFRACOMBE

INTRODUCTION:
Completed in 2012, Lantern court is a flagship contemporary development occupying a commanding location with the most breathtaking views across the picturesque Ilfracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant 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 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 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 for visiting family and friends, for which a small charge of £25 per night is made.

This is a friendly and socially active community and it’s easy to make new friends and to lead a busy and fulfilled life here. There are always plenty of regular activities and, whilst there is something for everyone, home owners ‘dip in or out’ of activities, as they wish.

ENTRANCE HALL:
Having a solid Oak veneered entrance door with spy-hole, 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, further store/airing cupboard with light, shelving and housing the Gledhill boiler supplying domestic hot water. A feature glazed panelled door leads to the open-plan living area.

LIVING ROOM:
With a large attractive floor to ceiling double-glazed picture window from which a very pleasant view to St James Park and glimpses of the mouth of the Harbour and the coast beyond. Focal point fireplace with inset electric fire, ‘Dimplex’ panel heater and a feature glazed panelled door to kitchen.

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

DOUBLE BEDROOM:
A lovely double bedroom with a full height double-glazed window and very pleasant outlook of the Park and Headland. Fitted wardrobe with hanging rail, shelving and mirror-fronted sliding doors. 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, double-sized shower cubicle with thermostatically controlled shower and glazed enclosure. Fully tiled walls and floor, electric wall heater, electric heated towel rail and emergency pull cord.



1 BED | £210,000

FURTHER INFORMATION:
Heating is supplied by economic 'dimplex' panel heaters throughout the apartment. 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 (please check with the House Manger for current availability) The ‘Vent Axia’ heat exchange system provides additional supplementary heating utilising the hot air generated within the property and recirculating this back into the principle rooms. Internal doors are quality Oak veneered. The double-glazed windows have attractive pine inner frames with Upvc to the outer.

- SERVICE CHARGE (BREAKDOWN)**
- Cleaning of communal windows and exterior of apartment windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - 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 House Manager

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: £2,457.66 per annum (for financial year ending 31/03/24)

LEASE INFORMATION:
Lease Information: 125 Years from 1st January 2012
Ground Rent: £425 per annum
Ground Rent Review Date: June 2033
Managed By: McCarthy Stone Management Services

