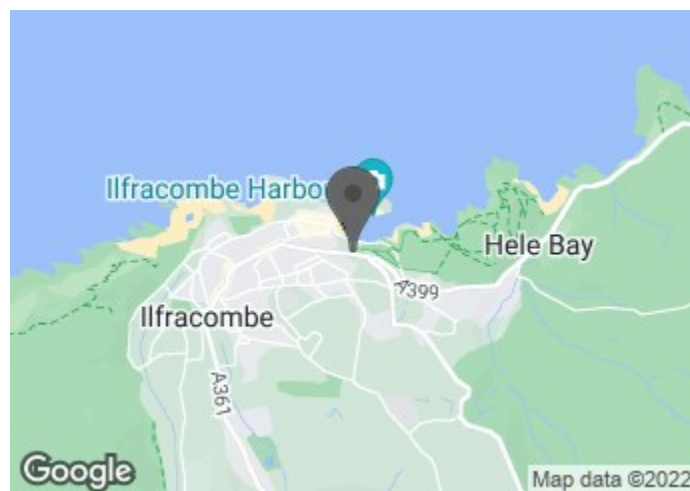


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(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

9 LANTERN COURT

HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



**** SPECTACULAR VIEWS of ILFRACOMBE HARBOUR from Balcony ****

Recently upgraded TWO BEDROOM, DUAL ASPECT retirement apartment
with BALCONY

OFFERS IN EXCESS OF £299,500 LEASEHOLD

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LANTERN COURT, HILLSBOROUGH ROAD, ILFRACOMBE

INTRODUCTION:

Glorious Views ! The dual aspect living room enjoys a flood of light into the apartment and the views are quite breathtaking - harbour and coastal views from the French door to the rear and park and an outlook to Hillsborough Headland to the side. Plus, the addition of an excellent balcony not only provides for the all-important outdoor space but is also a retreat to just sit, relax and watch life unfold in the Harbour and the Streets below.

This 2 bedroomed apartment at Lantern Court is certain to attract considerable interest. Well-presented, recently re-decorated and re-carpeted with amazing views. A French door leads on to a large balcony with stunning and ever-changing views. The recently upgraded modern kitchen enjoys a comprehensive range of integrated appliances. Two excellent double bedrooms and a well fitted and recently upgraded shower room.

Completed in 2012 Lantern court is a flagship contemporary development occupying a commanding location with the most breathtaking views across the picturesque Ifracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh coast. The property was built by McCarthy and Stone specifically 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 will oversee 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 of £25 per night is made.



ENTRANCE HALL:

Having a solid Oak veneered entrance door with spy-hole, Dimplex wall heater, 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 Living Room.

LIVING ROOM:

A bright and cheerful living room courtesy of the dual aspect glazing and where, upon entering, the eye is immediately drawn to admire the amazing views. There is a double glazed French door and matching side-panel window combination which leads onto the wonderful balcony and offers the most wonderful Harbour and Coastal panorama. Further double-glazed windows to the side elevation look out over the adjacent Park and to the Hillsborough Headland. 'Dimplex Quantum' storage heater and a feature glazed panelled door to kitchen.

BALCONY:

A good-size covered balcony with a glazed balustrade and providing breathtaking panoramic views of Ifracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh Coastline.

KITCHEN:

Recently upgraded to a high standard to include a new hob, oven, worktops and a ceramic sink. With a double-glazed window with those wonderful views. Excellent range of fitted wall and base units with contrasting worktops incorporating integrated appliances comprising; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Tiled walls and floor.

BEDROOM ONE:

A lovely double bedroom of an interesting shape providing interest. Enjoying a double-glazed full height window with those super views, a deep alcove with custom fitted wardrobe and further walk-in wardrobe with light ample hanging space and shelving. Dimplex Quantum Storage heater.



2 BED | £299,500

BEDROOM TWO:

Also of an interesting irregular shape with a full height double-glazed window enjoying a Harbour view. Electric panel heater.

SHOWER ROOM:

Recently upgraded to a high standard. With a double-glazed window. 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 spacious shower cubicle. Heated towel rail, electric wall heater, emergency pull cord. Fully tiled walls and floor. Floor to ceiling cupboards, that are plumbed for a washing machine and shelving to maximise this useful additional storage. Large, regulated, radiator.

SERVICE CHARGE INCLUDES:

- Cleaning of communal 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
- 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.

LEASE INFORMATION

Lease Information: 125 Years from 1st January 2012
Ground rent: £495 per annum
Managed By: McCarthy and Stone Management Services

