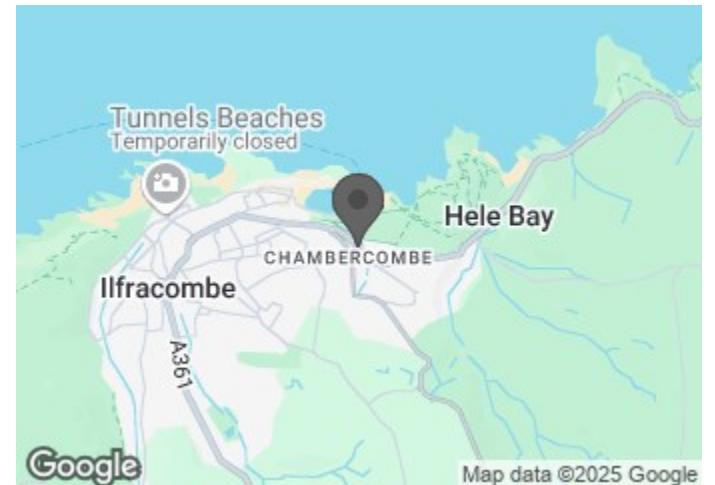


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The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82

McCARTHY STONE RESALES

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38 LANTERN COURT

HILLSBOROUGH ROAD, ILFRACOMBE, EX34 9FF



A beautifully presented two bedroom retirement apartment situated in a very enviable position. The apartment itself boasts beautiful views over St James Park to Hillsborough Headland and the coastline, whilst the Homeowners Lounge, along with the communal decking area, offers stunning harbour views.

PRICE REDUCTION

ASKING PRICE £260,000 LEASEHOLD

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

LANTERN COURT, HILLSBOROUGH ROAD,

2 BEDROOMS £260,000

INTRODUCTION:

A bright, welcoming and modern open-plan living space with two windows in the living room and a pleasant Easterly outlook over St James Park toward Hillsborough Headland is but one of the advantageous features of this delightful two bedroom apartment. With an elevated third floor location the apartment is quietly 'tucked away' at the end of the hallway yet within easy access of the lift service serving all floors and the excellent communal facilities of the much-favoured Lantern Court. The accommodation is spacious and well-presented benefiting from a modern fitted kitchen with integrated appliances, two double bedrooms and bathroom with both bath and separate shower.

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 to accommodate 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, 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.

OPEN PLAN LIVING ROOM/KITCHEN:

LIVING AREA: A bright and cheerful living room courtesy of two full height double-glazed windows providing very pleasant views over St James Park to Hillsborough Headland and the coastline. Modern focal point fireplace with log-effect electric fire.

KITCHEN AREA: Refitted with an excellent range of soft white and dark wood effect units and contrasting laminate worktop with matching upstands extending to a room divider unit incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with contemporary glazed splashpanel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Polished tiled floor. Modern under-unit lighting.

BEDROOM ONE:

A lovely double bedroom with a full height double-glazed window and very pleasant outlook of the Park and Headland. Walk-in wardrobe with light, ample hanging space and shelving.

BEDROOM TWO:

Of a good size with a full height double-glazed window enjoying a park and Headland view. Built-in wardrobe with mirror-fronted doors.

BATH/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, panelled bath and separate shower cubicle. Heated towel rail, electric wall heater, emergency pull cord. Fully tiled walls and floor,



FURTHER INFORMATION:

The apartment is heated by economic 'dimplex' panel heaters throughout the apartment. Garaged car parking is by annual permit (a charge applies) and is subject to availability. Our House Manager will be able to confirm the current position at any viewing.

SERVICE CHARGE:

- 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
- 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: £4,018.28 per annum (for financial year ending 31/03/25)

LEASE INFORMATION:

Lease Information: 125 Years from 1st January 2012
Ground rent: £495 per annum
Ground rent review date: January 2027
Managed By: McCarthy and Stone Management Services

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

