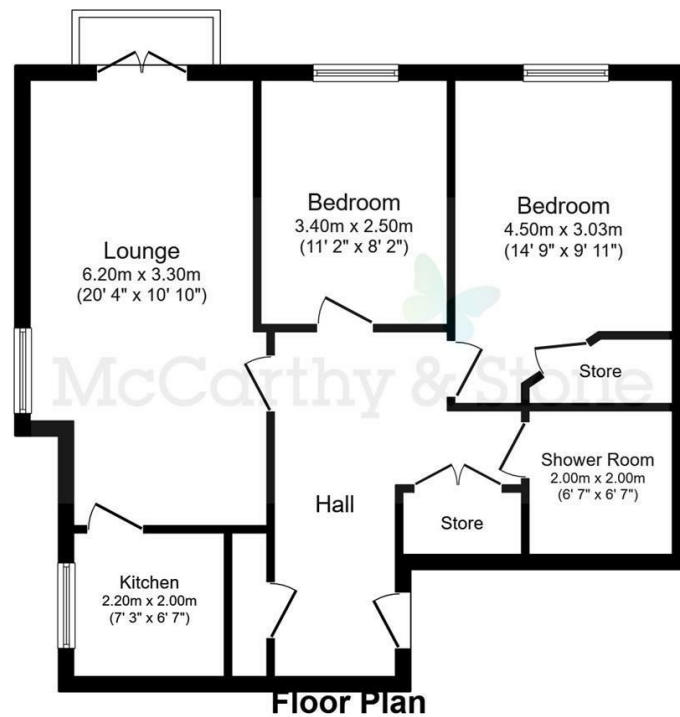


McCARTHY STONE RESALES

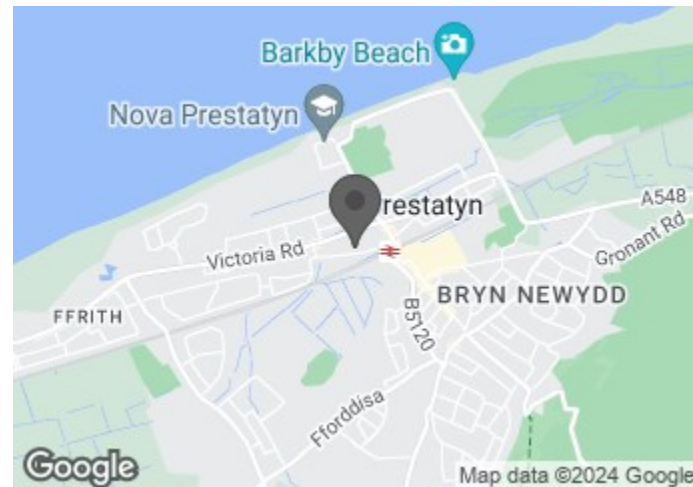
32 LIDO GRANGE SANDY LANE, PRESTATYN, LL19 7AX



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

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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		81	81
(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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SANDY LANE, PRESTATYN

2 BED | £200,000

LOCAL AREA

Prestatyn is a gorgeous seaside town steeped in history. It is thought to have been occupied since prehistoric times and there are a range of caves dating to this period which are open to visit in the next village. Britain's longest ancient monument and national trail Offa's Dyke Path also joins the Wales Coast Path at Prestatyn and provides plenty of attractions for nature lovers. In addition, the sandy beaches and beautiful views of Gwaenysgor Hill are also to be enjoyed from the town. As well as a strong history and natural beauty, Prestatyn also provides many modern activities for homeowners to enjoy.

LIDO GRANGE

The development has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms, walk in or fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV, and for your peace of mind, 24-Hour emergency call systems. There are communal areas such as the homeowners' lounge, which is a great space for social events. For added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and energy costs of communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

THE APARTMENT

An ideal opportunity to purchase a recently upgraded - new decor, carpets, dishwasher, spotlights - two

bedroom balcony apartment with lovely views at the prestigious Lido Grange development.

ENTRANCE HALLWAY

Front door with spy hole and letter box. Door to airing cupboard fitted with a plumbed in washer dryer. Emergency intercom. Doors leading to shower room, living room and bedrooms.

LOUNGE

The spacious double aspect lounge seems light and airy, having a side window and also balcony doors leading onto a walk out balcony with views. An added focal point is the feature fire place with electric fire. Wall mounted electric storage heater. TV and telephone points. Two ceiling light fittings. Power points. Part glazed door leads into the separate Kitchen.

KITCHEN

Modern fitted kitchen comprising wall and base units with roll edge work surfaces, a stainless steel sink with mono tap and drainer, integrated waist height electric oven, electric hob with splashback and cooker hood, dishwasher and integrated fridge/freezer.

BEDROOM ONE

A good sized double bedroom with walk in wardrobe providing useful storage space with hanging rails and shelving. TV point and power points. Wall mounted electric heater. Double glazed window.

BEDROOM TWO

A good sized double bedroom. TV point and power points. Wall mounted electric heater. Double glazed window.

SHOWER ROOM

A luxury shower room comprising; large shower cubicle; WC with concealed cistern; vanity unit wash hand basin

and fitted mirror with built in light. Additional mirrored wall unit. Heated towel rail.

CAR PARKING

A car parking space (position B) is included within the purchase price.

SERVICE CHARGE

- Cleaning of communal 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
- 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, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £3,956.64 per annum (for financial year end 30th June 2024)

LEASEHOLD INFORMATION

999 year from 2017

Ground rent £495 per annum

Ground rent review: Jan 2032

ADDITIONAL INFORMATION & SERVICES

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

