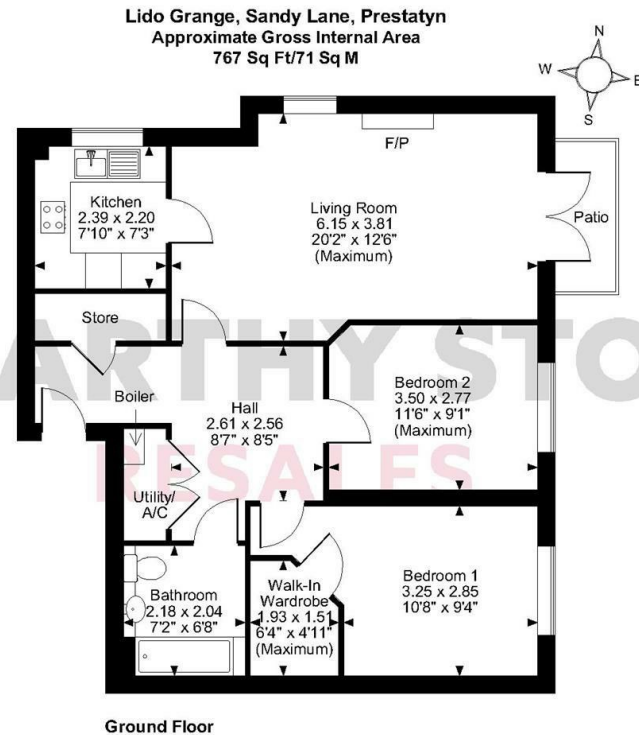


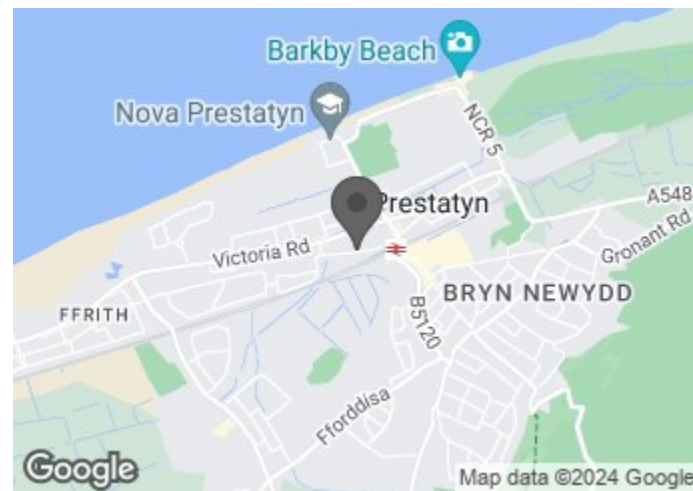
# McCARTHY STONE RESALES

## 2 LIDO GRANGE SANDY LANE, PRESTATYN, LL19 7AX



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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		85	85
(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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IMMACULATE TWO BEDROOM GROUND FLOOR BALCONY APARTMENT. McCarthy Stone Retirement Living for the OVER 60'S. Well located for local amenities, transport links, and easy walking distance to the beach. CAR PARKING INCLUDED.

**PRICE REDUCTION**

**ASKING PRICE £179,950 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# LIDO GRANGE, SANDY LANE,

# 2 BEDROOMS £179,950

## LIDO GRANGE

Lido Grange has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms, 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.

## ENTRANCE HALLWAY

Front door with spy hole and letter box leading to an expansive entrance hallway. Doors off to two very good size storage cupboards. One used as an airing cupboard and for storage and the other fitted with a plumbed in washer dryer and housing the hot water tank. Emergency intercom. Doors leading to shower room, living room and bedroom.

## LIVING ROOM

The living room benefits from having french

doors leading to a balcony. Further window with a side aspect. Feature fire place with electric fire. Wall mounted electric 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; roll edge work surfaces; single bowl stainless sink with drainer positioned beneath the double glazed window; integrated electric oven; electric hob with cooker hood; integrated fridge/freezer.

## BEDROOM ONE

A good sized double bedroom neutrally decorated. Walk in wardrobe. TV point and power points. Wall mounted electric heater. Double glazed window.

## BEDROOM TWO

Further double bedroom neutrally decorated. TV point and power points. Wall mounted electric heater. Double glazed window.

## BATHROOM

An immaculate bathroom comprising; walk in bath with shower over; WC with concealed cistern; vanity unit wash hand basin; fitted mirror with built in light; heated towel rail.

## ALLOCATED PARKING

This apartment comes with its own parking space

## SERVICE CHARGE DETAILS

- 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: £3,956.71 per annum (for financial year end 30th June 2024)

## LEASE INFORMATION

Lease: 999 years from 1st Jan 2017  
Ground rent: £495 per annum  
Ground rent review date: Jan 2032

## SERVICES

Broadband - Ultra Full Fibre Broadband is available at this property  
Mains water and electricity, Electric room heating, Mains drainage

