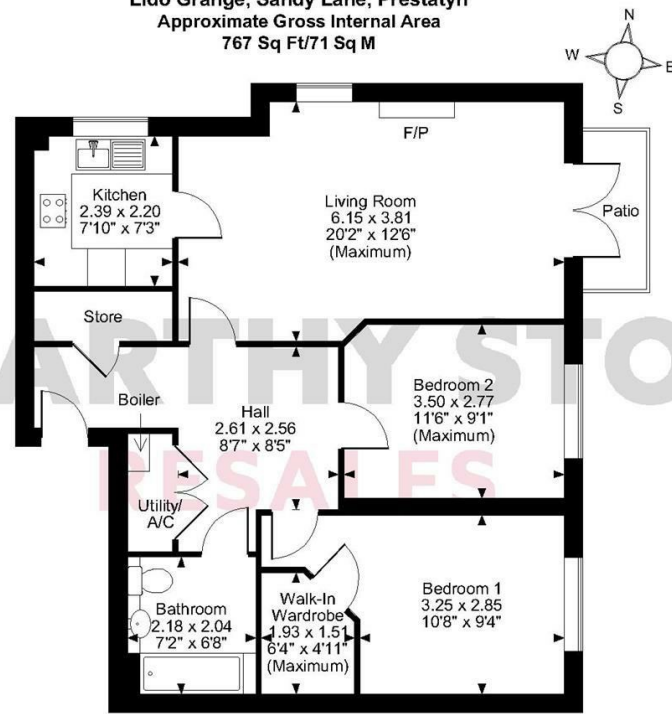


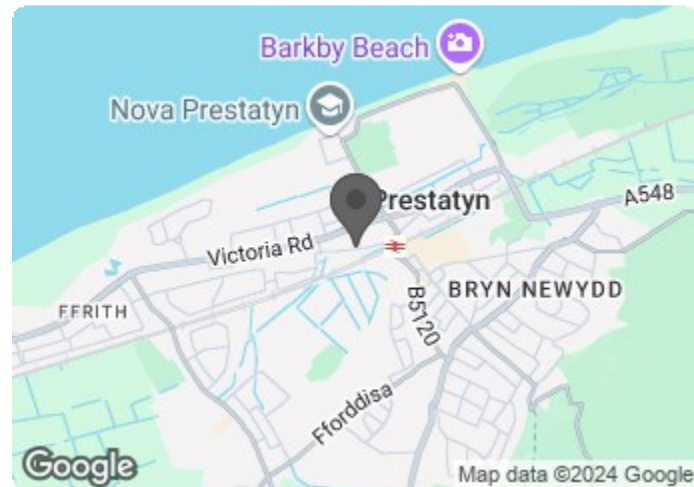
Lido Grange, Sandy Lane, Prestatyn  
Approximate Gross Internal Area  
767 Sq Ft/71 Sq M



Ground Floor

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: 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			
England & Wales	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 2 Lido Grange

Sandy Lane, Prestatyn, LL19 7AX



**Asking price £159,950 Leasehold**

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.

**Call us on 0345 556 4104 to find out more.**



# Lido Grange, Sandy Lane, Prestatyn, Denbighshire, LL19 7AX

## 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

## 2 bed | £159,950

- 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: £4,137.26 per annum (for financial year end 30th June 2025)

## 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

