



## Apartment 9 Lido Grange Sandy Lane, Prestatyn, Denbighshire, LL19 7AX

**£147,000**

 1  1  1  B

**EPC - B88 Council Tax Band - C Tenure - Leasehold**

# Sandy Lane, Prestatyn

## 1 Bedrooms - Flat

Available For Sale! One bedroom ground floor apartment. Situated within the Lido Grange apartment block exclusively for the Over 60's benefitting from 24hour care line, emergency call systems, house manager and social lounge for all homeowners. Being located on Sandy Lane the apartment sits within walking distance from the town centre, bus and train station. As the apartment is on the ground floor added benefits include private patio ideal for al-fresco entertaining. EPC Rating: B88.



### Accommodation

Via a wooden door allowing access into the entrance hallway.

### Entrance Hall

Having lighting, power points, emergency intercom, electric heater, door leading to airing cupboard complete with washer dryer and doors off to further accommodation.

### Living Room

18'8" x 10'4" (5.69 x 3.15)

Having lighting, power points, wall mounted heater, t.v and telephone points, feature fireplace with electric fire and ample space for dining. The living room is bright and airy benefitting from uPVC double glazed patio doors leading out to the patio area and a part glazed door leading into the kitchen;

### Kitchen

7'1" x 7'10" (2.16 x 2.39)

A modern kitchen fitted with wall, drawer and base units and complementary worktops over, single bowl sink with mixer tap over, integrated oven with electric hob and extractor hood over, integrated fridge/freezer and a uPVC double glazed window overlooking rear patio.

### Bedroom

13'9" x 11'10" (max) (4.19 x 3.61 (max))

A spacious room having lighting, power points, electric heater, mirrored wardrobes with shelves and hanging rails, and a uPVC double glazed window overlooking rear garden.

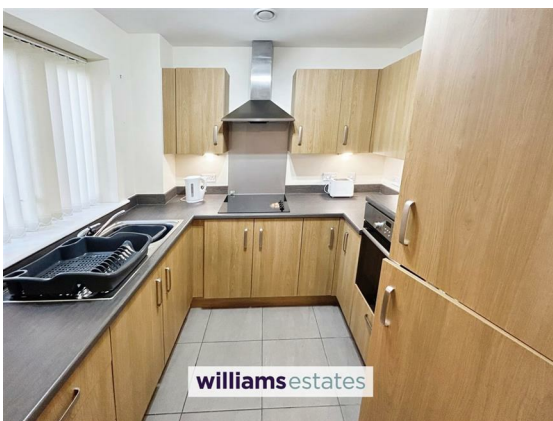
### Shower Room

7'10" x 5'5" (2.39 x 1.65)

Comprising tiled walls, shower cubicle with wall mounted shower, low flush W.C., vanity hand wash basin, fitted mirror and heated towel rail.

### Parking

The property has an allocated parking space to the rear.



## Directions

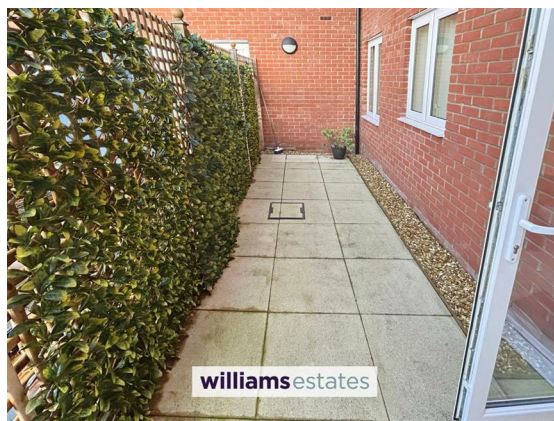
Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along, passing the bus station on the left. At the top of the railway bridge turn left onto Sandy Lane and continue along where Lido Grange can be found on the left hand side.

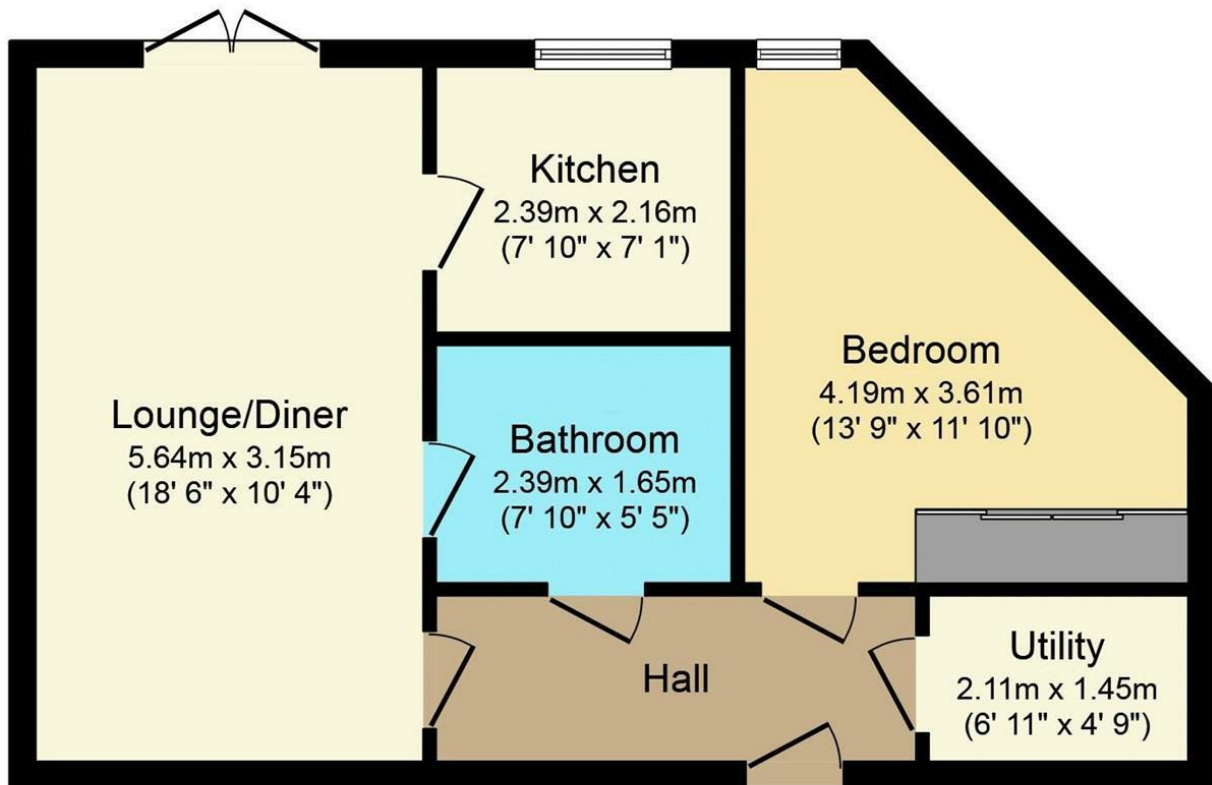
## Service Charges

- 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 £2,637.84 per annum (for financial year end June 2024)





### Floor Plan

Total floor area 49.2 m<sup>2</sup> (529 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.