

## Apartment 2, Lido Grange Sandy Lane, Prestatyn, Denbighshire, LL19 7AX

**£179,950**

 2  1  1  B

**EPC - B85 Council Tax Band - C Tenure - Leasehold**

# Sandy Lane, Prestatyn

## 2 Bedrooms - Flat

Available For Sale is this Ground Floor Two Bedroom Apartment in the much favoured Lido Grange over 60's Retirement Apartment Complex. Situated in a convenient location, being within just a short distance to the train station, bus routes and many other town centre amenities. Being available with No Onward Chain and Vacant Possession. This property also benefits from its own allocated parking space. EPC 85 B.



### Accommodation

Via a wooden door allowing access into the entrance hallway.

### Entrance Hallway

Having lighting, power points, electric heater, the door intercom, double utility cupboard housing the electric heating system and hot water cylinder and plumbing for washing machine, a further cupboard housing the electric meter and trip switches and doors off.

### Living Room

20'1" x 12'5" (6.12 x 3.78)

Having lighting, power points, wall mounted electric radiator, feature fireplace, TV point, uPVC double glazed double doors with balcony overlooking the side elevation, uPVC double glazed window to the front and a door allowing access into the kitchen.



### Kitchen

7'9" x 7'2" (2.36 x 2.18)

Fitted with a range of modern wall, drawer and base units with complimentary worktop over, stainless steel sink and drainer with mixer tap over, built in oven, electric induction hob with extractor hood over, built in fridge-freezer and lighting.

### Bedroom One

Having wall mounted electric radiator, ample power points, TV point, telephone connection, double glazed window overlooking the rear elevation with views of the hillside and door leading into a walk in wardrobe providing ample storage, hanging space together with shelving.

### Bedroom Two

9'1" x 11'5" (2.77 x 3.48)

Having lighting, power points, electric heater and a uPVC double glazed window to the side of the property.



## Shower Room

7'1" x 6'8" (2.16 x 2.03)

Comprising an in-vanity wash hand basin and toilet, disability friendly shower enclosure, tiled walls, laminate flooring, lighting, extractor fan and a chrome heated towel rail.

## Parking

This property benefits from an allocated parking space.

## Service Charge

Service Charge £329.72 per month

- 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

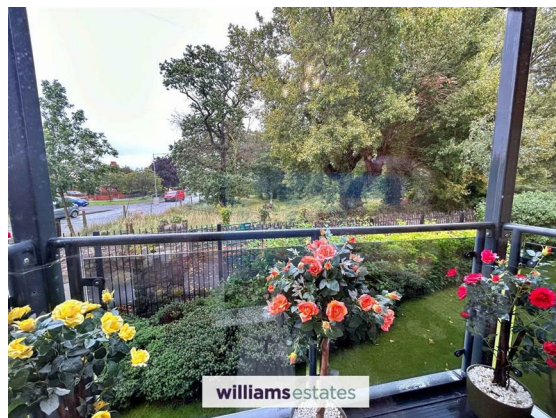
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

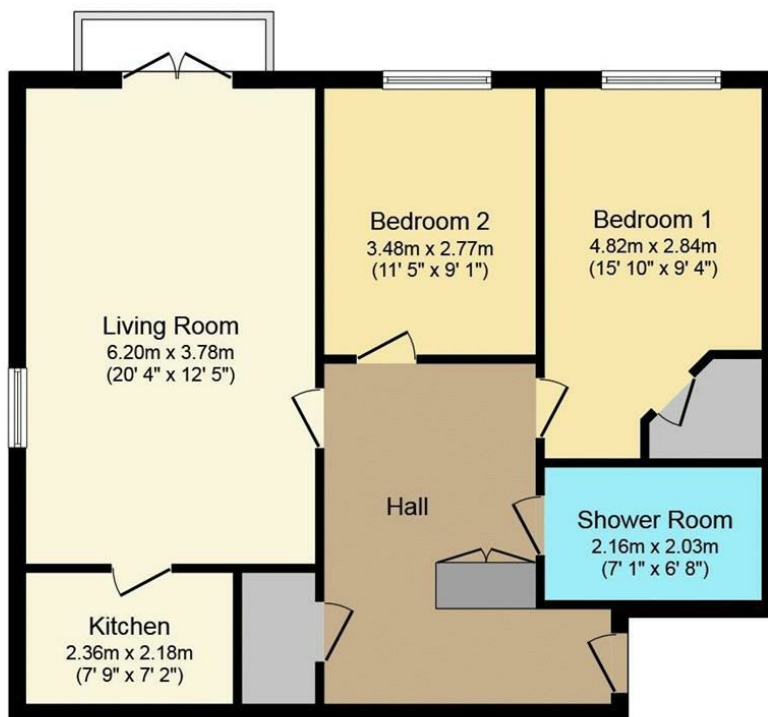
## Ground Rent

£247.50 every 6 months

## Additional Notes

If you are interested in purchasing this property you will be required to have an interview with the House Manager in order to ensure eligibility.





### Floor Plan

Floor area 74.3 sq.m. (800 sq.ft.) approx

Total floor area 74.3 sq.m. (800 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>	← 85	← 85	
(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>			
<i>Not energy efficient - higher running costs</i>			
<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.