



Lido Grange

**Sandy Lane, Prestatyn, LL19 7AX**

**Offers Over £140,000**



**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

Beautiful One-Bedroom Ground Floor Apartment – McCarthy & Stone Development for Over 60s.

This immaculate ground floor apartment, located in a sought-after McCarthy & Stone development designed exclusively for the over 60s, offers the perfect balance of independent living with support and community close at hand when you need it.

Set within beautifully maintained communal grounds, the apartment comprises a spacious lounge with French doors leading directly onto a patio area – ideal for enjoying your morning coffee or relaxing outdoors. The modern fitted kitchen, bright bedroom, well-appointed bathroom, and convenient store/utility room provide all the comfort and practicality you could need.

One of the standout features of this development is the sense of community and the excellent shared facilities available. Residents can enjoy a stylish communal lounge, kitchen and dining area, which host a range of regular social events such as bingo nights and seasonal gatherings. Participation is entirely optional – giving you the freedom to be as involved as you wish.

There's also a guest suite available for visiting friends or family at a modest nightly rate, adding flexibility for your loved ones to stay close by.

Additional benefits include:

Allocated parking space

Service charge inclusive of building insurance, window cleaning, and maintenance of communal areas and grounds

A friendly on-site manager and team for added peace of mind

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This lovely apartment is offered in turn-key condition and is ready to move into – perfect for anyone looking to downsize without compromise.

Early viewing is highly recommended.

Room Measurements:

Lounge/ Diner: 5.63m x 3.06m

Bedroom: 3.49m x 3.38m

Bathroom: 2.15m x 1.66m

Kitchen: 2.37m x 2.14m

Utility Room: 2.09m x 1.40m

Leasehold.

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

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.

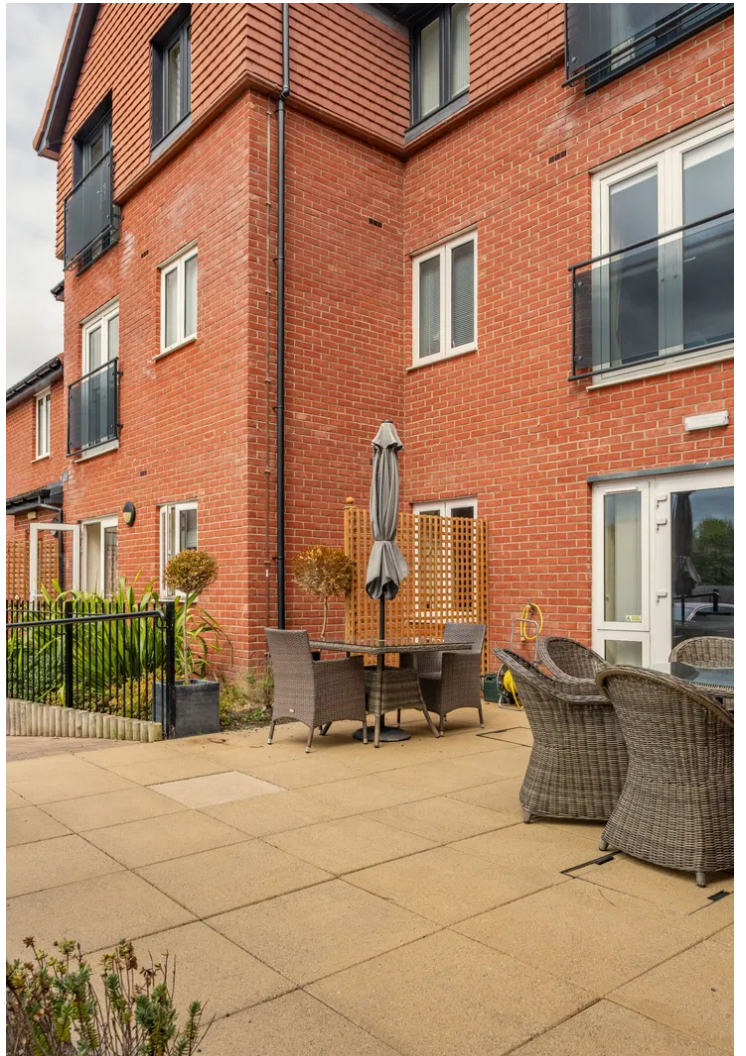
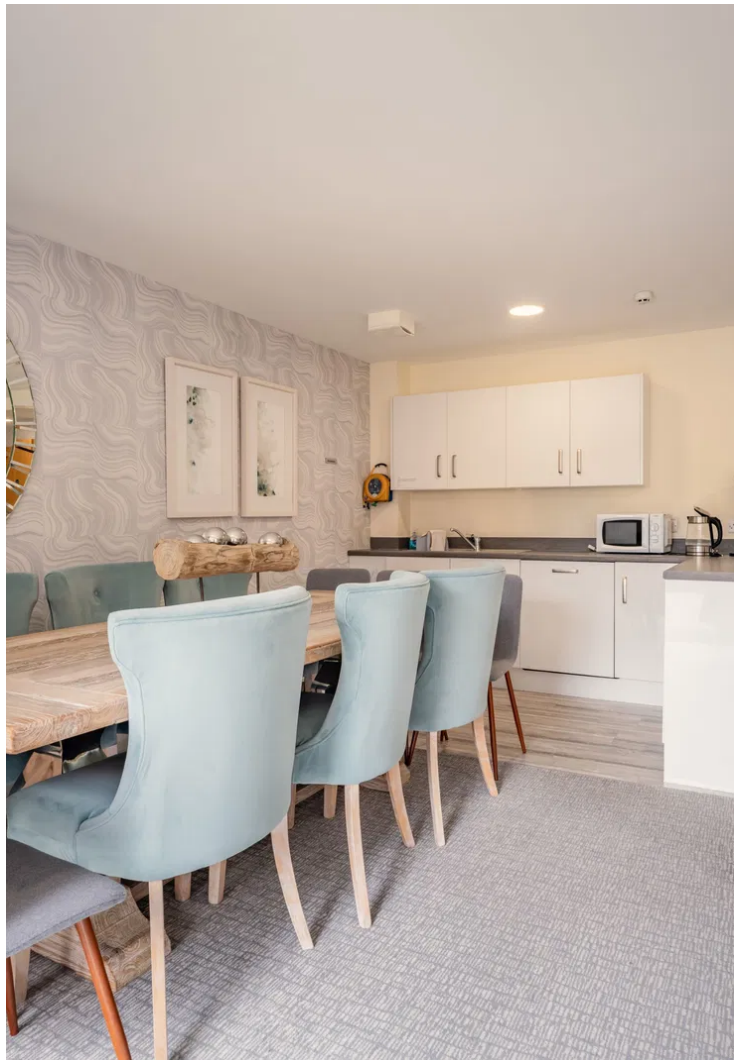
Leasehold Information - 999 year from 1st Jan 2017

Ground rent £425 per annum

Ground rent review: 1st Jan 2032

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







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## LL Estates

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