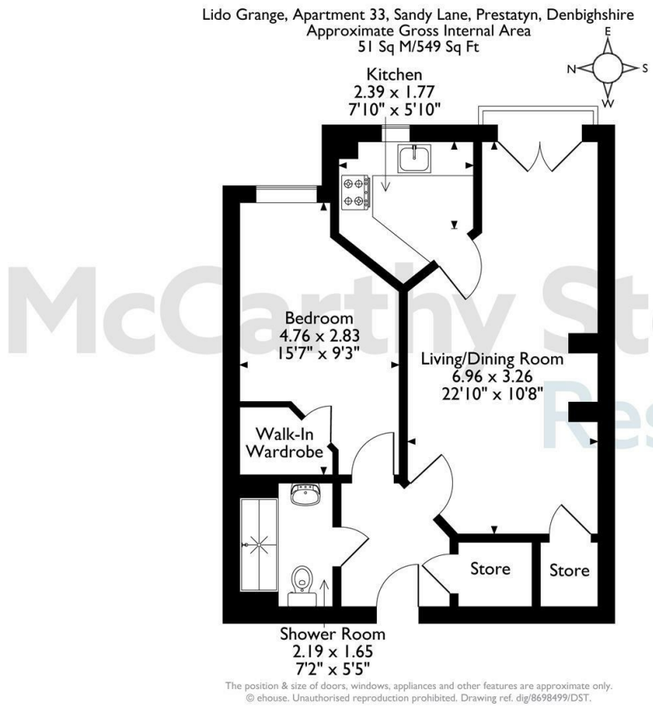
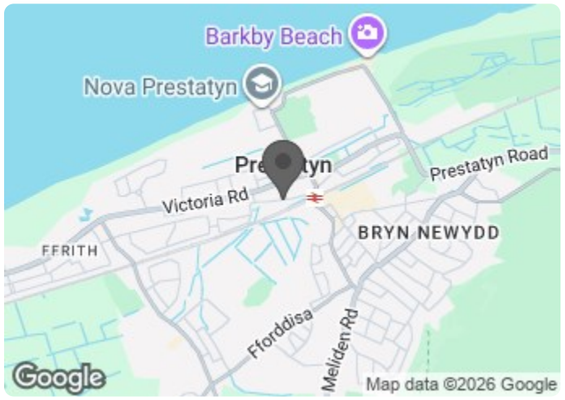
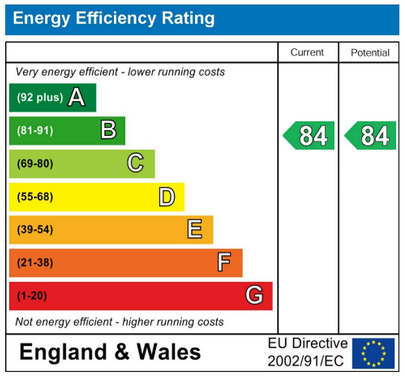
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Council Tax Band: B





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The Property Ombudsman

McCarthy Stone
Resales

33 Lido Grange

Sandy Lane, Prestatyn, LL19 7AX







Asking price £120,000 Leasehold

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Lido Grange, Sandy Lane, Prestatyn

1 Bed | £120,000

Local area
Prestatyn is a gorgeous seaside town steeped in history. It is thought to have been occupied since prehistoric times and there are a range of caves dating to this period which are open to visit in the next village. Britain's longest ancient monument and national trail Offa's Dyke Path also joins the Wales Coast Path at Prestatyn and provides plenty of attractions for nature lovers. In addition, the sandy beaches and beautiful views of Gwaenysgor Hill are also to be enjoyed from the town. As well as a strong history and natural beauty, Prestatyn also provides many modern activities for homeowners to enjoy.

The Development
The development has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms, walk in or 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 Hall
Front door with spy hole and letter box. Door to airing cupboard fitted with a plumbed in washer dryer, 24-hour emergency response system. Doors leading to shower room, living room and bedroom.

Living Room
The living room benefits from French doors opening onto a Juliet balcony, allowing in lots of natural light to fill the room. Spacious living area with ample room for a dining table and chairs, Wall mounted electric heater and fire surround with a Living flame style electric fire, 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
A light and spacious double bedroom neutrally decorated throughout featuring a walk in wardrobe with ample room for clothes and shoe storage. TV point and raised power points for convenience. Wall mounted electric heater. Double glazed window.

Shower Room
A sleek modern shower room tiled from floor to ceiling, comprising; shower cubicle; WC with concealed cistern; vanity unit wash hand basin; fitted mirror with illuminated lighting; chrome wall mounted heated towel rail.

Car Parking
This property comes complete with an allocated car parking space

Service Charge
- 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.

Annual Service Charge £3,049.80 for the financial year ending July 2027

FREE ENTITLEMENT SERVICE Check out benefits you may be entitled to!

Leasehold information
999 year from 1st Jan 2017
Ground rent £425 per annum
Ground rent review: 1st Jan 2032

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













