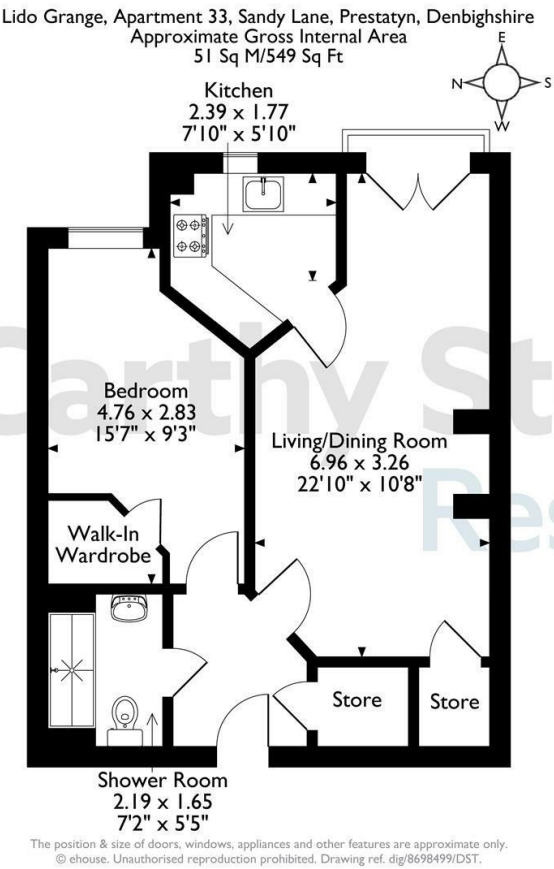
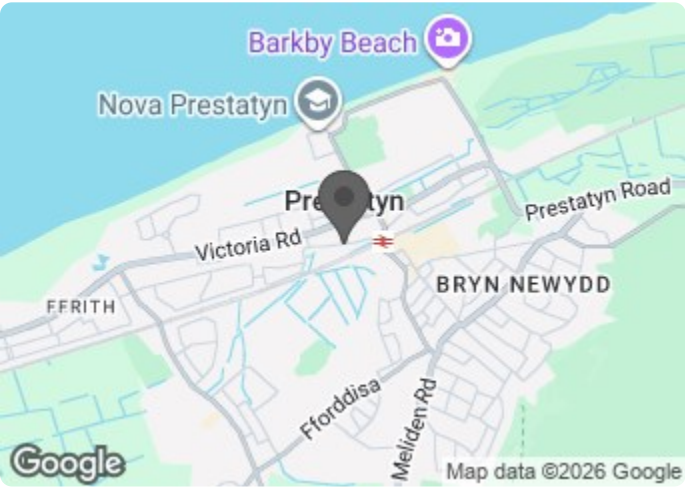


33 Lido Grange

Sandy Lane, Prestatyn, LL19 7AX



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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. 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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



Asking price £120,000 Leasehold

IMMACULATE ONE BEDROOM SECOND FLOOR APARTMENT in this McCarthy & Stone Retirement Living development for the OVER 60'S. Well located for local amenities, transport links, and easy walking distance to the beach. CAR PARKING INCLUDED.

"THE PROPERTY CAN BE SOLD TO INCLUDE THE FURNITURE"

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Lido Grange, Sandy Lane, Prestatyn

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



1 Bed | £120,000

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 £3,049.80 per annum (for financial year ending July 2027)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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 that can assist with service charges or living costs.
- 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 WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

