



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE
RESALES

4 LIDO GRANGE

SANDY LANE, PRESTATYN, LL19 7AX



This ground floor one-bedroom apartment features a Juliet balcony with stunning garden views. It's a McCarthy Stone Retirement Living Apartment for those over 60. No onward chain. Conveniently situated near local amenities, transportation, and just a short walk from the beach.

PRICE REDUCTION

ASKING PRICE £134,950 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LIDO GRANGE, SANDY LANE, PRESTATYN

MOVING MADE EASY

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 speak with our Property Consultant today.

THE DEVELOPMENT

The development has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms, walk in 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. Emergency intercom. Doors leading to shower room, living room and bedroom.

LIVING ROOM

The living room benefits from having a double glazed patio door opening inwards to a Juliette balcony with beautiful garden views. Of particular note is an additional room off the lounge for additional storage. Wall mounted electric heater. 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 good sized double bedroom with walk in wardrobe providing useful storage space with hanging rails and shelving. TV point and power points. Wall mounted electric heater. Double glazed window.

SHOWER ROOM

A tiled shower room comprising; shower cubicle; WC with concealed cistern; vanity unit wash hand basin; fitted mirror with built in light; heated towel rail.

1 BEDROOMS £134,950

ALLOCATING PARKING SPACE

This apartment comes with its own allocated 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.

Service charge: 2,758.17 per annum (for financial year ending 30th June 2025)

LEASE LENGTH

125 years from 1st June 2017

GROUND RENT

Annual Fee - £425

Ground rent review: January 2032

ADDITIONAL INFORMATION & SERVICES

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

