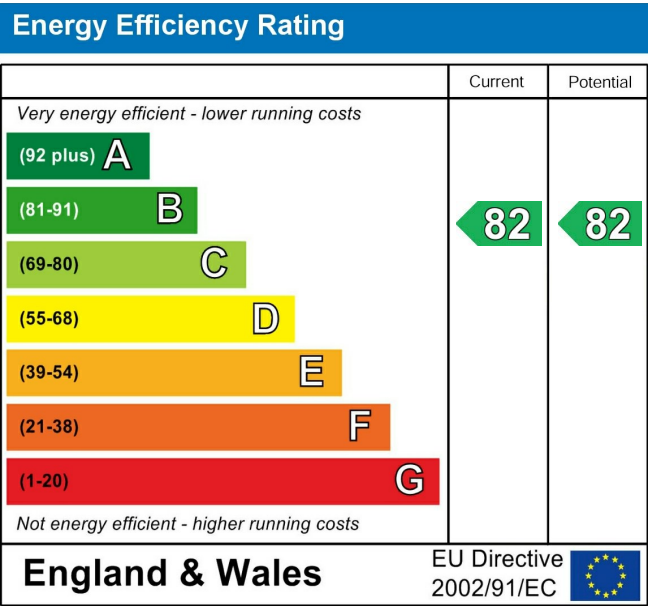
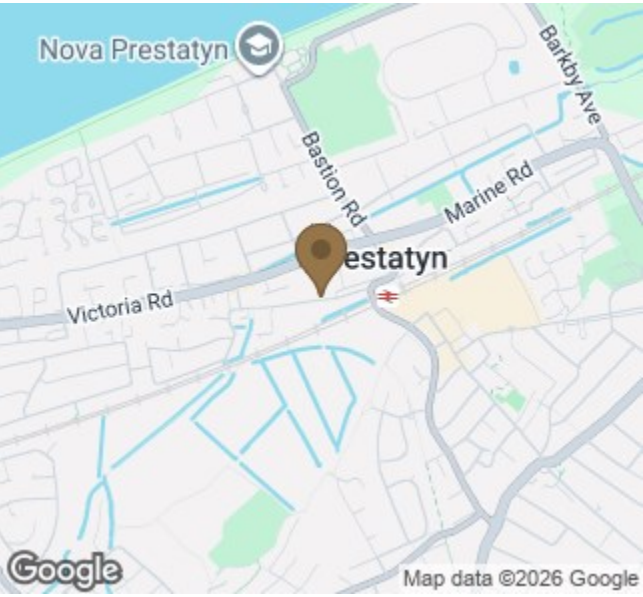
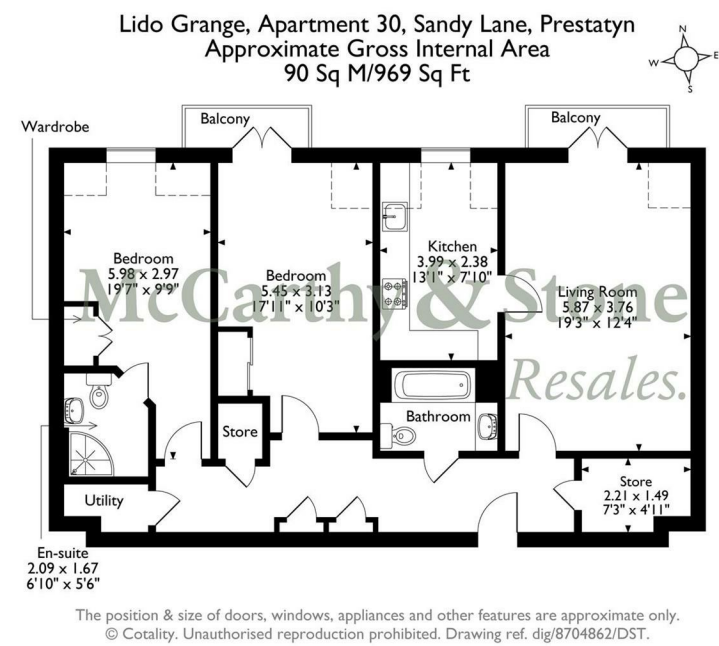




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Registered in England and Wales No. 10716544



30 Lido Grange

Sandy Lane, Prestatyn, LL19 7AX

2 2 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Lido Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom second floor apartment
- Walk out balconies with great views
- En-suite shower room
- Bathroom
- 24 hour Careline
- Homeowners social lounge
- Landscaped grounds
- Door Video entry system
- Guest Suite for friends and family
- House Manager

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

30 Lido Grange, Prestatyn

Lido Grange

Prestatyn is a charming seaside town steeped in history, with a beautiful coastline and plenty to enjoy. The area is thought to have been inhabited since prehistoric times, with caves dating from this period open to visitors in the neighbouring village. Prestatyn is also where the Wales Coast Path meets Offa's Dyke Path, Britain's longest ancient monument and a popular national trail, making it an excellent location for those who enjoy walking and the outdoors. The town also offers sandy beaches, beautiful views towards Gwaenysgor Hill and a wide range of shops, cafés and leisure facilities.

The development has been thoughtfully designed for modern retirement living, with apartments benefiting from features including Sky+ connection points in the living rooms, walk-in or fitted wardrobes to the master bedrooms, a camera entry system linked to a standard television and a 24-hour emergency call system for added peace of mind.

Residents can also enjoy a welcoming homeowners' lounge, ideal for socialising and community activities, together with a guest suite available for visitors to stay in for a small charge. A dedicated House Manager is on site during the day to assist residents and help ensure the development is well maintained.

The service charge covers a range of costs, including external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the communal areas.

It is a condition of purchase that residents meet the minimum age requirement of 60 years.

Property Overview

This immaculate two-bedroom second-floor apartment enjoys a desirable east-facing position for those early morning sun rises. The spacious lounge with double fully glazed patio doors opens directly onto a private walk out balcony, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with walk out balcony and double wardrobe with sliding doors, a second bedroom with an en-suite contemporary shower room and



double fitted wardrobe, there is also a modern fitted bathroom. Ideally located within walking distance of the communal lift and staircase.

Social Lifestyle

The Communal Lounge is at the heart of the community at Lido Grange and is where the majority of social gatherings take place. Regular activities include; coffee mornings, chair yoga, knit & natter, twice monthly bingo, once monthly film nights and quarterly celebrations. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Lid Grange is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services

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

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24-hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas



 2 |  2 | Asking price £165,000

- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,574.76 per annum (up to financial year end 1st July 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold information

999 year from 2017

Ground rent £495 per annum

Ground rent review: Jan 2032

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.
- 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.

