



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

Offers Over £140,000

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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.

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.

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

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

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.

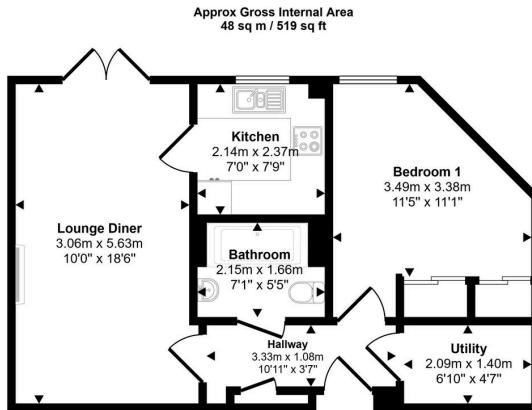
Leasehold Information - 999 year from 1st Jan 2017

Ground rent £425 per annum

Ground rent review: 1st Jan 2032

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

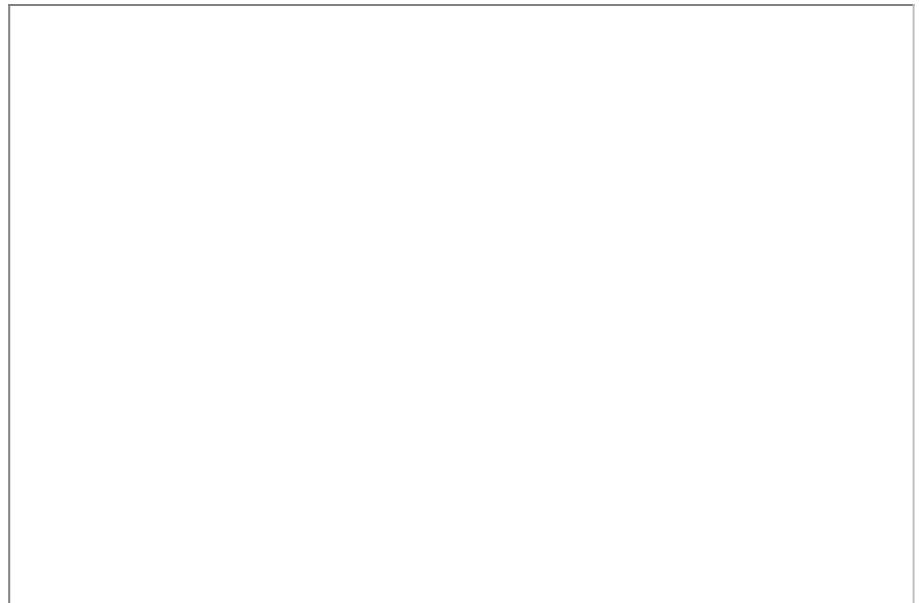




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Retirement Living Apartment For Over 60's
- Beautiful Accommodation
- Immaculate Communal Areas
- Ground Floor Apartment With Direct Access To Patio
- Easy Living With A Friendly Community
- 24hr Call Out Service
- House Manager On Hand



**llestates.co.uk**  
High Street, Rhuddlan LL18 2UA

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