JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

7 Clifton View
Forest Gate Forest Drive, Lytham

- Stunning 1st Floor Purpose Built Apartment
- On the Popular Forest Gate Development
- Secure Electric Gates Operated by Keypad & Mobile Phone App
- Large Open Plan Living/Dining Room, Modern Fitted Open Plan Breakfast Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Good Sized Covered Balcony
- Electric Underfloor Heating, Lift & Stairs to all Floors
- Allocated Parking Space, Vistor Parking, Bike Store & Dog Wash Station
- Leasehold, Council Tax Band D & EPC Rating B

£325,000

VIEWING: Strictly by appointment through 'John Ardern & Company'

The GUILD of PROFESSIONAL ESTATE AGENTS

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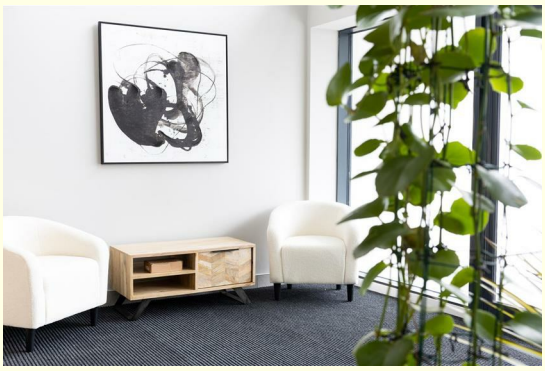
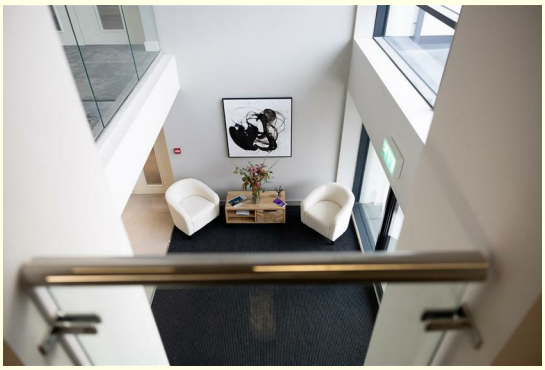
GROUND FLOOR

COMMUNAL ENTRANCE



Approached via a secure entry system is a spacious and welcoming entrance foyer with full length glass atrium. Lift and turned staircase with contemporary glazed balustrades gives access to all levels. Secure bike storage. Dog wash station.



FIRST FLOOR COMMUNAL LANDING

SELF CONTAINED ENTRANCE

HALLWAY

17'9 x 4'3

Spacious central Hall with French Vanilla Oak, oiled and stained flooring. Wall mounted security entry phone handset. Number of inset ceiling spot lights. Useful built in store cupboard with pine shelving and housing the electric consumer unit and internet point. Additional built in cupboard houses the Dimplex hot water cylinder. Contemporary panel doors leading off to all rooms.

OPEN PLAN BREAKFAST KITCHEN

13' x 10'8

Stunning well proportioned open plan Kitchen with the Lounge and Dining Areas adjoining. Double glazed opening window enjoys a private outlook to the rear of the development with fitted Roman blinds. Excellent range of eye and low level cupboards and drawers with a handleless design and soft motion drawers and doors. One and a half bowl 'Clearwater' sink unit with a centre mixer tap, having instant boiling water. Set in quality working surfaces with matching splash back and concealed downlighting. Large peninsular breakfast bar with two pendant light fittings. Inset Elica four ring electric induction hob with an integrated central recirculating extraction unit. Further integrated appliances comprise: Bosch electric oven and grill with a combination microwave oven above. Integrated fridge/freezer with matching cupboard fronts. Bosch slimline dishwasher and Bosch washer/dryer, again with matching cupboard fronts. Inset ceiling spot lights. French Vanilla Oak flooring with underfloor heating.

OPEN PLAN LIVING/DINING AREA

18'8 x 11'8

Spacious living area with matching oak flooring throughout and underfloor heating. Double glazed opening window to the side elevation. Double glazed bi folding patio doors overlook the rear private elevation and give direct access to the Balcony. Number of inset ceiling spot lights. Wall mounted media display unit with a television aerial point.

BALCONY

11'9 x 5'7

Good sized covered Balcony with an obscure glazed balustrade and brushed chrome hand rails. Tiled flooring and an overhead light.

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BEDROOM SUITE ONE
11'10 x 11'5

Principal double bedroom. Double glazed opening window to the side aspect and having fitted roman window blinds. Four inset ceiling spot lights. Two wall lights. Bank of fitted wardrobes to one wall with sliding doors. Carpeted with underfloor heating. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC
5'5 x 4'7

Modern three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors, plumbed overhead shower and additional hand held shower attachment. Wall hung vanity wash hand basin with centre mixer taps and drawers below. Illuminated wall mirror. Roca semi concealed low level WC completes the suite. Chrome electric heated ladder towel rail. Porcelain tiled walls and floor with underfloor heating. Tiled display shelf. Three inset ceiling spot lights and extractor fan.

BEDROOM TWO
12'10 x 8'5

Second double bedroom with a double glazed opening window to the rear elevation. Fitted roman blinds. Four inset ceiling spot lights. Carpeted with underfloor heating.

BATHROOM/WC

7'11 x 5'5

Principal bathroom comprising a modern three piece white suite: Panelled bath with a centre mixer tap, pivoting glazed screen and a plumbed over bath shower with additional handheld shower. Roca wall hung vanity wash hand basin with centre mixer taps and drawers below. Illuminated wall mirror above. Roca semi concealed low level WC with a dual flush. Chrome electric heated ladder towel rail. Porcelain tiled walls and floor with underfloor heating. Three inset ceiling spot lights and extractor fan.

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with external frames in anthracite finished powder coated aluminium.

HEATING, HOT WATER & VENTILATION

Energy efficient radiant under floor heating in all areas of the apartment, thermostatically controlled in each room so all spaces can be regulated.
Dimplex Air Source Water Heater allows high pressure for showers, high flow rates for quick filling and low maintenance
Titan Mechanical Ventilation and Heat Recovery (MVHR) system providing superior ventilation with fresh air freshly vented in each room and providing for the elimination of air pollution and allergens

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years.
Council Tax Band D

MAINTENANCE

All apartments in Clifton View are sold with the benefit of a 999 year lease and a peppercorn ground rent. A residents management company has been appointed to administer and control outgoing expenses in maintaining and repairing common parts and facilities. Each homeowner becomes a member of the company. An annual service charge of £1500 per annum per apartment is payable inclusive of block buildings insurance.

OUTSIDE

The apartment has an allocated numbered car parking space. Additional visitor and disabled car parking spaces.
Forest Gate stands in beautiful landscaped grounds approached through electric opening gates. With energy efficient and well illuminated external lighting.
Installation of cable ducting to facilitate the future installation of car charging points
Water tap facility on car park

NOTE

The apartment is sold with the benefit of the remaining term of a 10 year new build warranty from Advantage Home Construction Insurance (AHCI). The warranty provider is approved by the Council of Mortgage Lenders (CML) and its consumer code is CTSI approved (ahci.co.uk)

SECURITY

Fob entry security system. Integrated smoke alarm system
Technal FY65 window system offering innovative and secure locking system conforming to RC2 classification for added security and conforming to PAS 24
Exlabesa X1A FOLD door system offering high level security conforming to PAS 24

LOCATION

Clifton View is a luxurious collection of 12 outstanding recently completed apartments on the superb Forest Gate development. Constructed to spaciously allow 4 apartments on each floor over the ground, first and second levels. Forest Gate is positioned within easy walking distance of Lytham's charming main street. Enjoy all that Lytham has to offer including an eclectic mix of independent retailers, shops, cafes, bars and restaurants.

A stroll along Lytham's Green to admire our iconic windmill, a wander through Lowther Gardens and Witchwood, explore the delights of Lytham Hall which is literally on the doorstep; the beauty of our local coast and countryside is unrivalled. For sports enthusiasts, two outstanding golf clubs are nearby, along with various leisure and sporting clubs for cricket, padel, tennis, and crown bowls. Experience a lively social calendar filled with festivals and theatre events that cater to all interests.

Closer still is Ansdell, nestled between Lytham and St Annes and just a few minutes walk from Forest Gate. Conveniently situated, Ansdell offers the

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perfect balance of proximity to amenities without the need to venture into Lytham. With its array of shops, Ansdell presents itself as a delightful and accessible destination for locals and visitors alike.

Forest Gate offers convenient access to Lytham and the Fylde Coast with nearby train stations at Ansdell and Lytham. These local stations provide access to Preston and the West Coast Mainline with direct trains to Manchester and London. Additionally, the M55 motorway allows easy travel to destinations like the Lake District, Manchester, Liverpool and Lancaster – all within a 60 minute drive. The new link road to the M55 motorway is a 3 minute drive away.

VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Digital Markets, Competition & Consumers Act 2024
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared April 2026

7, Clifton Hall View, Forest Drive, Lytham St Annes, FY8 4SF

Total Area: 74.8 m² ... 805 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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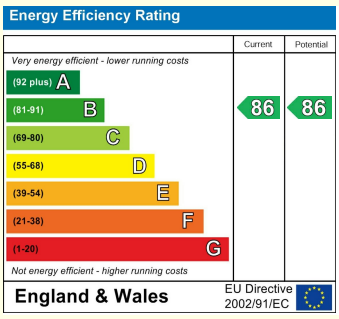

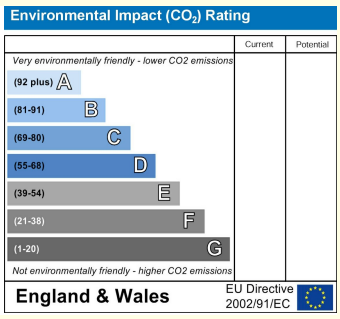

The Property Ombudsman

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