



ESTATE AGENTS • VALUER • AUCTIONEERS



## Clifton View Forest Gate Forest Drive, Lytham

- Luxury Contemporary Apartments of Distinction
- Open Plan Living with Private Balcony or Terrace
- Two Large Double Bedrooms, Main Bathroom & En Suite to Principal Bedroom
- Fully Fitted Kitchens are Equipped with High-spec integrated appliances
- EPC Rating of B
- Designated Car Parking & Visitor Parking
- Secure Bike Storage & Dog Wash Station
- Lift & Stair Access to All Floors
- Part Exchange Scheme Available & Mortgages for up to 85%
- 999 Year Lease at a Peppercorn Rent

**Prices From £315,000**

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



[www.johnardern.com](http://www.johnardern.com)



## Clifton View Forest Gate Forest Drive, Lytham

### INTRODUCING FOREST GATE



This exceptional new apartment development is brought to life by a dedicated team of local experts, including developers, architects, building contractors and estate agents. Together, they share a unified vision: to craft a living space that seamlessly blends modern design with respect for the natural environment that surrounds it.

Chandler Homes prioritise your peace of mind. With Advantage membership comes not only the assurance of a comprehensive new home warranty but also a commitment to unparalleled customer service at every stage of your home ownership journey. Our adherence to the Advantage Home Construction Insurance Scheme ensures that our standards remain steadfast and our practices regulated, offering you the utmost in quality and reliability.

At Forest Gate, luxury living is more than just a promise - it's a guarantee. Enjoy the finest amenities and comforts, knowing that your home is safeguarded by a warranty held to the highest standards, proudly bearing the Trading Standard UK kitemark.

For more information visit their website: [forestgatelytham.co.uk](http://forestgatelytham.co.uk)



### CLIFTON VIEW



Commanding an imposing position at the front of the development with expansive views of the surrounding area, Clifton View is a luxurious collection of 12 outstanding apartments. Constructed to spaciouly allow 4 apartments on each floor over the ground, first and second levels.

As in Willow View, each apartment is different, in terms of size and space but each reflects our ethos of open plan, modern and comfortable living.

### DESIGN FEATURES







## KITCHEN



Quality and bespoke professionally designed kitchens  
 Handleless design with soft motion drawers and doors  
 Solid Mirostone work surfaces and breakfast island  
 Quarasil granite undermount sink unit  
 Quality integrated appliances including Bosch single oven and combination microwave, Bosch fully integrated dishwasher and Bosch advanced washer/dryer  
 Full size Indesit integrated fridge and freezer  
 Nicola Tesla Alpha induction hob unit with integrated recirculating extraction unit  
 Intu Asprey hot water tap  
 LED under cabinet lighting  
 Provision for double pendant lights over breakfast bar (light fittings not included)

## BEDROOM



Principal bedroom en-suites  
 Bedroom and study flooring in luxury fitted, deep pile carpets in a choice of colours  
 Fully integrated sliding wardrobes in principal bedroom  
 Internal walls and ceilings finished in warm contemporary coloured matt emulsion  
 Contemporary elegant skirting and architraves finished in hard wearing warm white emulsion

# Clifton View

## Forest Gate Forest Drive, Lytham



### BATHROOM



Roco sanitaryware, fixtures and fittings  
Concealed cistern WC  
Under basin storage  
Recessed shelf with chrome trim  
Illuminated mirror above sink basin  
Fully tiled in matching porcelain using muted colours  
Chrome heated towel rail  
Main bathroom enjoys luxury bath basin and double shower attachment  
Principal en-suite enjoys walk in luxury shower enclosure  
Minimalist glass screens





## HOME COMFORTS & SHARED SPACES

**Energy Efficiency:** Enjoy the warmth of energy-efficient underfloor heating throughout our apartments and a mains pressure hot water system for your convenience

**Security:** Your peace of mind is our priority. With a fob entry security system and integrated smoke alarm system, rest assured that your home is safeguarded round-the-clock

**Convenient Parking:** Designated car parking, visitor and disabled parking ensure hassle-free access for residents and guests

**Sustainability:** Provisions for future car charging points

**Welcoming Environment:** From the spacious entrance foyer to secure bike storage and a convenient dog wash station, every detail is curated to enhance your living experience

**Accessibility:** Enjoy ease of access with lift and stair access to all levels

Download our brochure and see page 10 for full specifications and design features.

[www.forestgatelytham.co.uk](http://www.forestgatelytham.co.uk)

## INTRODUCING CHANDLER HOMES

Chandler Homes go beyond construction to craft homes, setting a new standard for property development across the Fylde coast.

Established and led by Michael Davies, Chandler Homes assures a commitment to high standards and meticulous attention to detail, mirroring his years of hard work and dedication in the industry.

Chandler Homes promises not only a high-quality build but also exceptional customer service from start to finish. Forest Gate's dedicated team of local professionals, including architects, builders and our appointed estate agent share a vision of creating modern living spaces that harmonise with the surrounding environment.

## PROGRESS UPDATE

With the finishing line in sight, both structures are rapidly taking shape, with scaffolding being dismantled to unveil stunning atriums at the entrances. The sleek exteriors boasting quality rendering and glass balconies are now prominently on display.

Internally, our meticulously curated show apartment sets the standard for the rest, showcasing the exceptional craftsmanship and attention to detail evident throughout the development. Available for viewings by appointment, it offers a glimpse into the luxurious living experience awaiting residents.

Scheduled works proceed meticulously on a floor-by-floor basis, ensuring each apartment receives dedicated attention from our skilled teams. This meticulous approach allows for individual apartment viewings, offering a first hand appreciation of the superior workmanship.

Forest Gate promises not just a home, but a lifestyle defined by luxury, comfort and meticulous attention to detail.

## LOCATION & AMENITIES

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, 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. Ansdell offers the 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.

Local rail stations at Ansdell and Lytham provide direct access to Preston, Manchester and beyond.

The local motorway link of the M55 allows easy driving, whether it's heading north up to the Lake District, a commute to work or visiting the great cities of Manchester, Liverpool and Lancaster. All are easily accessible by car.



# Clifton View

## Forest Gate Forest Drive, Lytham

The local area benefits from exceptional state and private schools in both primary and secondary education.

### YOUR GUARANTEE

All apartments are sold with the benefit 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)

### TERMS

All apartments are sold with the benefit of a 999 year lease and a peppercorn ground rent. A residents management company will be formed to administer and control outgoing expenses in maintaining and repairing common parts and facilities. Each homeowner will become a member of the company. An annual service charge will be payable estimated at £1500 per annum per apartment inclusive of block buildings insurance.

### NOTE

The information in this brochure is indicative and intended to act as a guide only as to the finished product. The developer and builder reserve the right to amend the specification as necessary and without notice. The particulars should not be relied upon as representations of statements of fact. Computer images are indicative only. The floor plans are with approximate dimensions only and each layout may vary.

### Consumer Protection from Unfair Trading Regulation

John Arden & 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 out their own investigations before contract. Details Prepared April 2024

### Clifton View: Floor Plans

**FOREST GATE**  
LYTHAM



### Apartment locations

Ground Floor\*



First Floor



Second Floor



\*Ground floor apartments include a patio in place of a balcony

Please note: Property dimensions, as depicted in floor plans, may vary slightly due to construction methods and finish type. The computer-generated internal images in this brochure provide a general indication of the quality of finish, but they do not precisely represent any specific apartment's specifications. Although efforts have been made to accurately portray external areas, slight variations in landscaping and materials may occur. For additional details, please enquire further.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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