



ESTATE AGENTS • VALUER • AUCTIONEERS



## 2 Willow View Forest Gate Forest Drive, Lytham

- Luxury Contemporary Apartments of Distinction ([forestgatelytham.co.uk](http://forestgatelytham.co.uk))
- 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

**£325,000**

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



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



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### APARTMENT 2 WILLOW VIEW

Forming part of this exciting new development this fabulous ground floor apartment offers considerable privacy tucked away in a quiet corner with open aspects overlooking the private gardens and woodland. The entrance Hall, with built in storage cupboards, leads to an impressive open plan Lounge and Kitchen. The Lounge has Bi-folding doors leading out to a covered patio area leading directly on to the Gardens and overlooking the woodland beyond. The patio offers great privacy tucked away, and enjoys a south facing aspect. There are additional windows to the side elevation for both the Lounge and the open plan Kitchen. The main Bedroom enjoys the same garden aspect and has the benefit of a fully tiled en suite Shower Room. There is a second double Bedroom and a Bathroom with an open light.

### SHOW ROOM

Show Apartment and all remaining apartments open for viewings, please just contact the office on 01253 795555

### WELCOME TO FOREST GATE

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

Your gateway to an exceptional living experience in the coveted coastal town of Lytham.

Nestled in tranquil landscaped settings, Forest Gate presents a unique opportunity to own a piece of exclusivity. Our development features 27 modern 2-bedroom apartments spread across two distinct structures – Willow View and Clifton View.

Experience contemporary living at its finest with first-rate construction and innovative design at Forest Gate.

Welcome home to a blend of luxury and serenity.

### ABOUT CHANDLER HOMES

At Chandler Homes we 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.

Our 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.

### WILLOW VIEW



Nestled at the southerly side of the development, offering seclusion and

security and set against a backdrop of mature woodland.

Willow View is an impressive collection of 15 luxurious, 2 bedroom apartments and is constructed to spaciouly allow 5 apartments on each floor over the ground, first and second levels. Each apartment is individually designed, offering a different computation of size and space in order to encapsulate open plan, modern, yet comfortable living.



### DESIGN FEATURES





## KITCHEN



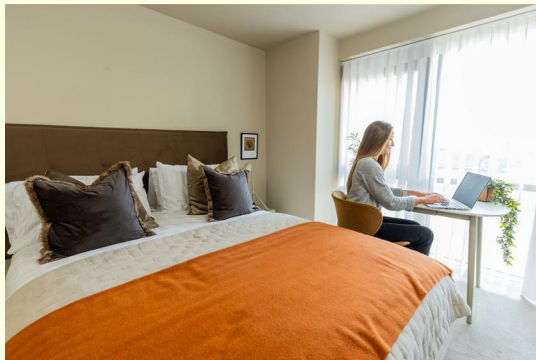
Quality and bespoke professionally designed kitchens  
Handleless design with soft motion drawers and doors  
Solid Mirostone work surfaces and breakfast island  
Quarasil granite undermount sink unit  
Quality integrated appliances including Bosch single oven and combination microwave, Bosch fully integrated 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)

## PRINCIPAL EN SUITE BEDROOM



Principal bedroom en-suites  
Bedroom and study flooring in luxury fitted, deep pile carpets  
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

## SECOND BEDROOM



A large second bedroom providing ample space for a king size bed and bedroom furniture.

## 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

## 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

## ELECTRICAL

Energy efficient integrated ceiling downlights in all interior areas  
High speed Fibre Broadband connection to all apartments  
TV points to open plan lounge and both bedrooms  
Satin finish chrome socket and light switches

# 2 Willow View

## Forest Gate Forest Drive, Lytham



### 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

### GENERAL



Hallway, storage, kitchen and living space in solid engineered French vanilla oak, oiled and stained  
Floor to ceiling fitted cupboards, discreetly positioned along the entrance hallway  
Bedrooms and study in luxury-fitted deep pile carpets  
Bathroom and en-suite flooring and walls in matching luxury muted porcelain tiles  
Fully integrated sliding wardrobes in principal bedroom  
Energy efficient integrated ceiling down lighting in all interior areas  
Internal walls and ceilings finished in warm contemporary coloured matt emulsion  
Internal doors finished in warm white hard wearing emulsion with all doors having quality, sleek chrome handles  
Contemporary elegant skirting and architraves finished in hard wearing warm white emulsion  
Integrated smoke alarm detection system throughout  
Technal FY65 window system with double glazing. External window frames in anthracite finished in powder coated aluminium  
Xlabesa Xia FOLD door system to patio /balcony in matching anthracite, providing intelligent design, engineered for quality, security and durability  
Superwhite 34 Cavity Wall system – a high performance, non- combustible and BBA approved wool blown insulation

### COMMUNAL AREAS

### EXTERIOR COMMUNAL AREAS



Designated car parking  
Visitor and disabled car parking  
Landscaped grounds  
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

### INTERIOR COMMUNAL AREAS



Secure entry system  
Integrated smoke alarm detection system  
Spacious and welcoming entrance foyer with full length glass atrium  
Lift and stair access to all levels  
Secure bike storage  
Dog wash station



### 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. Conveniently situated, 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.

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.

### 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

Although every effort has been invested to ensure the accuracy of this product specification, it serves as a general guide and may be subject to change during the construction process. Therefore, these details do not constitute or form any part of a contract. Please note: Property dimensions, as depicted in floor maps, 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.

### Consumer Protection from Unfair Trading Regulation

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 out their own investigations before contract. Details Updated January 2025



## 2 Willow View Forest Gate Forest Drive, Lytham

### Willow View: Floor Plans

### FOREST GATE LYTHAM



Apartments 1\* / 6 / 11

Lounge	5.32 x 3.57m
Kitchen	3.02 x 2.82m
Dining Room	2.82 x 3.57m
Bedroom 1	3.41 x 3.27m
En-suite	1.70 x 2.41m
Bedroom 2	3.30 x 3.72m
Bathroom	2.37 x 1.90m



Apartments 2\* / 7 / 12

Lounge	3.61 x 3.44m
Kitchen	3.61 x 2.51m
Dining Room	3.61 x 1.82m
Bedroom 1	3.65 x 4.03m
En-suite	2.35 x 1.65m
Bedroom 2	3.61 x 3.12m
Bathroom	2.46 x 2.08m



Apartments 3\* / 8 / 13

Lounge	3.67 x 3.65m
Kitchen	3.20 x 2.59m
Dining Room	3.67 x 2.00m
Bedroom 1	3.03 x 5.27m
En-suite	2.14 x 1.70m
Bedroom 2	2.91 x 3.65m
Bathroom	2.28 x 1.95m



Apartments 4\* / 9 / 14

Lounge	3.67 x 3.48m
Kitchen	3.20 x 2.59m
Dining Room	3.67 x 2.00m
Bedroom 1	2.94 x 5.43m
En-suite	2.12 x 1.70m
Bedroom 2	2.91 x 5.09m
Bathroom	2.28 x 1.95m



Apartment 5\*

Lounge	3.53 x 3.57m
Kitchen	3.53 x 2.51m
Dining Room	3.53 x 1.82m
Bedroom 1	3.58 x 3.87m
En-suite	2.38 x 1.65m
Bedroom 2	3.53 x 3.06m
Bathroom	2.45 x 2.00m



Apartments 10 / 15

Lounge	3.75 x 3.57m
Kitchen	3.75 x 2.51m
Dining Room	3.75 x 1.82m
Study	3.61 x 2.33m
Bedroom 1	3.49 x 4.00m
En-suite	2.38 x 1.65m
Bedroom 2	3.60 x 3.22m
Bathroom	2.62 x 2.33m

#### Apartment locations

##### Ground Floor\*



##### First Floor



##### Second Floor



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

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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	84 86

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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