



ESTATE AGENTS • VALUER • AUCTIONEERS



## Clifton 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

## Prices From £315,000

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



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



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### SHOW APARTMENT

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)

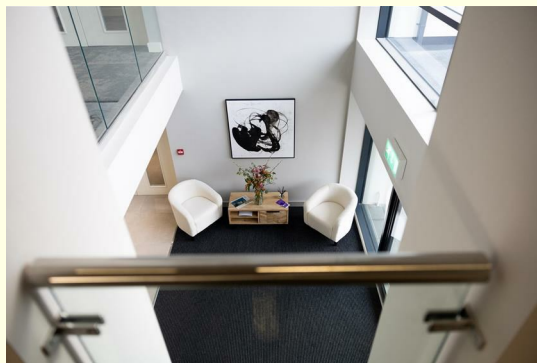
Your gateway to an exceptional living experience in the coveted coastal town of Lytham. Nestled in tranquil landscaped settings, Forest Gate presents a unique opportunity to own a piece of exclusivity. Our development features 27 modern 2-bedroom apartments spread across two distinct structures – Willow 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.

### 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 spaciously 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)

### 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 downlighters 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

# Clifton 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

# Clifton View

## Forest Gate Forest Drive, Lytham

### Clifton View: Floor Plans

### FOREST GATE LYTHAM



Apartments 1\* / 5 / 9

|             |              |
|-------------|--------------|
| Lounge      | 3.86 x 3.88m |
| Kitchen     | 2.30 x 2.87m |
| Dining Room | 3.34 x 2.87m |
| Bedroom 1   | 4.51 x 3.60m |
| En-suite    | 1.65 x 2.42m |
| Bedroom 2   | 3.37 x 3.24m |
| Bathroom    | 2.70 x 2.10m |



Apartments 2\*

|                |              |
|----------------|--------------|
| Lounge / Diner | 4.29 x 5.35m |
| Kitchen        | 2.99 x 2.86m |
| Bedroom 1      | 3.61 x 3.22m |
| En-suite       | 2.40 x 1.50m |
| Bedroom 2      | 3.57 x 2.89m |
| Bathroom       | 2.47 x 1.96m |



Apartments 3\* / 7 / 11

|                |              |
|----------------|--------------|
| Lounge / Diner | 6.00 x 3.61m |
| Kitchen        | 3.97 x 3.27m |
| Bedroom 1      | 3.64 x 3.51m |
| En-suite       | 1.75 x 1.67m |
| Bedroom 2      | 3.97 x 2.67m |
| Bathroom       | 1.75 x 2.52m |



Apartments 4\* / 8 / 12

|             |              |
|-------------|--------------|
| Lounge      | 3.60 x 3.45m |
| Kitchen     | 4.00 x 2.79m |
| Dining Room | 3.60 x 1.98m |
| Bedroom 1   | 3.57 x 3.51m |
| En-suite    | 1.75 x 1.67m |
| Bedroom 2   | 4.15 x 2.68m |
| Bathroom    | 1.72 x 2.44m |



Apartment 6 / 10

|                |              |
|----------------|--------------|
| Lounge / Diner | 3.60 x 5.53m |
| Kitchen        | 3.17 x 3.02m |
| Bedroom 1      | 3.42 x 3.22m |
| En-suite       | 2.44 x 1.50m |
| Study          | 2.10 x 1.80m |
| Bedroom 2      | 2.69 x 5.17m |
| Bathroom       | 3.41 x 3.08m |

### Apartment locations

#### Ground Floor\*



#### First Floor



#### Second Floor



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

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Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

| 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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