



ESTATE AGENTS • VALUER • AUCTIONEERS



## 4 Woodside View Forest Drive, Lytham

- Superb Purpose Built 1st Floor Apartment
- Private Self Contained Entrance
- Lounge & Modern Fitted Kitchen
- Large Private Sun Terrace
- En Suite Bedroom with Walk Through Dressing Room
- 2nd Double Bedroom & Modern Bathroom/WC
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating C

**£249,950**

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



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



## 4 Woodside View Forest Drive, Lytham

### GROUND FLOOR

Communal external stone staircase with new balustrade leading to the first floor open landing, shared with just one other apartment. Wrought iron balustrade.

### PRIVATE SELF CONTAINED ENTRANCE

#### ENTRANCE HALL

3.53m x 1.22m (11'7 x 4')

Approached through a new composite outer door with an inner obscure double glazed panel. Laminated wood effect flooring. Inset ceiling downlights. White panelled doors leading off.

#### ADJOINING INNER HALL

1.96m x 1.85m (6'5 x 6'1)

Matching wood effect laminate floor. Single panel radiator. Inset ceiling spot lights and access to loft. Built in cloaks/store cupboard with circuit breaker fuse box.

#### OPEN PLAN LOUNGE/KITCHEN

7.21m x 5.11m (23'8 x 16'9)

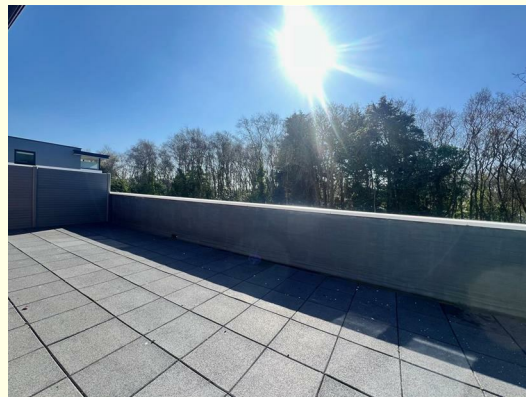
Stunning completely refitted FAMILY living kitchen with matching wood laminate floor. Extensive range of new wall and floor mounted cupboards and drawers. Quartz working surfaces and concealed downlighting. Matching peninsula breakfast bar. Built in appliances comprise: Bosch fan assisted electric oven and combination microwave oven. Four ring electric induction hob with contemporary illuminated extractor canopy above. Integrated Candy fridge & freezer. Built in Candy dishwasher and integrated Candy washer dryer. Inset one and a half bowl stainless steel sink unit with Intu evolution chrome mixer tap with instant hot boiling water Granite/quartz molded draining board. Concealed Glowworm combi gas central heating boiler with integral control. Double panel radiator. Double glazed window with side opening light overlooks the side Westerly elevation. The family lounge area has a double panel radiator and a host of 13 amp power points and wall mounted television socket. Ceiling LED downlights. Additional inner door leading directly to the Hallway. Double opening, double glazed UPVC doors overlook and give access onto the large PRIVATE SOUTH FACING SUN TERRACE.



#### SUN TERRACE

11.38m x 3.96m (37'4 x 13')

Totally private south facing sun terrace that must be inspected to be fully appreciated and overlooks mature woodland. External lights and tap.



#### BEDROOM SUITE ONE

3.76m x 3.45m (12'4 x 11'4)

Large principal double bedroom with double glazed window with side opening light looks over the sun terrace with mature woodland beyond and enjoys the south facing sunny aspect. Double panel radiator. Provision for wall mounted television with aerial point. Recently fitted carpet. Centre arch gives access to the 'Walk Through' dressing room (9'2 x 3'8) again with fitted carpet and LED downlights. Sliding door leads to:



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## WALK THROUGH DRESSING ROOM



## EN SUITE SHOWER ROOM/WC

2.51m into shower x 1.12m (8'3 into shower x 3'8)

With ceramic floor and wall tiles. Three piece modern suite comprises: tiled step in shower compartment with a rain drop over head shower and separate hand shower together with sliding outer door. Fixture RAK wash hand basin with chrome mixer tap. Semi concealed RAK low level WC. Chrome heated ladder towel rail. Ceiling LED downlights.



## BEDROOM TWO

3.51m x 3.38m max (11'6 x 11'1 max)

('L' shape measurements) Deceptive second double bedroom. Two matching full length double glazed windows with upper opening lights overlook the front elevation with the mature woodland of Lytham Hall in the far back ground. Single panel radiator. Provision for wall mounted television with aerial socket. Useful wardrobe cupboard with hanging rail and two 13 amp power points. Recently fitted carpet.



## BATHROOM/WC

2.44m x 1.73m (8' x 5'8)

Obscure double glazed opening outer window to the front elevation. Four piece modern white suite comprises: tiled panelled bath with chrome mixer taps. Step in corner shower compartment with a rain drop over head shower and separate hand shower. Curved sliding outer doors. RAK fixture wash hand basin with chrome mixer tap and matching semi concealed low level WC. Inset ceiling spot lights and extractor fan. Wall mounted chrome heated ladder towel rail. With ceramic floor and wall tiles.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a concealed Glowworm combi boiler in the kitchen cupboard serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

## PARKING

The property has an adjoining allocated single car parking space.

## LOCATION

This completely refurbished 1st floor two bed roomed purpose built apartment is situated on Hall Park Centre, being conveniently placed between South Park and Lytham Hall Park within minutes walking distance into the centre of Lytham with it's comprehensive shopping facilities and town centre amenities. There are transport services running along Forest Drive which adjoins the development. This particular

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apartment has the benefit of it's own self contained entrance, allocated parking space and a very large and private sun terrace. Viewing recommended. No onward chain.

## MAINTENANCE

Each of the 5 apartment owners will become a member of Woodside View Management Company. The Company will own the freehold subject to the long leases and the owners through the Company will manage the building. Exact service charge cannot be confirmed at the moment although we estimate it to be between £500 and £750 annually to include a block buildings insurance for all the flats. Solicitors to confirm.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to a 'peppercorn' ground rent. Council Tax Band B

## NOTE

We understand pets with the permission of the Management company and long term lets are allowed (not holiday lets). Solicitors to confirm.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## VIEWING THE PROPERTY

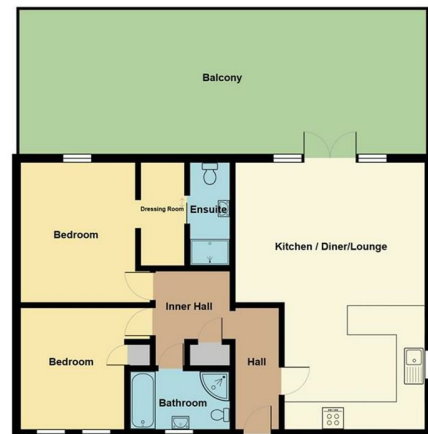
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## THE GUILD

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](http://www.guildproperty.co.uk).

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 2025

Apartment - Woodside View, 4, Hall Park Centre, Forest Drive, Lytham St Annes, FY8 4QF



Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Consumer Protection from Unfair Trading Regulation



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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	77	78	England & Wales	EU Directive 2002/91/EC



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