



# River View

An exclusive development of 23 residential apartments  
in the heart of Garstang



# River View Living

Luxury 1 and 2 bedroom apartments, individually designed at River View Garstang. Available now and move into today.

This fully accessible river frontage development boasts stunning views and private gated parking.

Country and riverside living with all the amenities of an historic market town on your doorstep awaits.

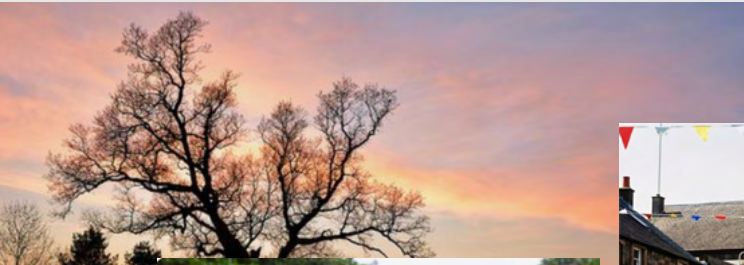
# Embrace the Calm

*River View is situated within the historic market town of Garstang, Lancashire. Overflowing with independent businesses and nature walks, Garstang is the perfect location for locals and visitors alike.*

Garstang boasts a strong community spirit and is home to many annual events such as the Garstang Ice Cream festival which attracts over 25,000 visitors sharing their love of ice cream.

Garstang also hosts a children's festival. Complete with a parade of vehicles, bands and dancers and a fancy dress competition- this festival really is fun for all ages.

Garstang is famous for being the world's first Fairtrade town and there is a weekly market every Thursday from 9am- 4pm where you can purchase anything from artisan gifts to local produce.





# Life in full

## Bloom

Surrounded by scenic views, from nature walks to canal side strolls, Garstang is home to many popular nature reserves such as Garstang Millennium Green and Brock Valley picnic site.

2022 saw the town win Gold in the small town division and won best small town in the 'Wyre in Bloom' competition.

Whether it's dog walks, picnics, trails and hikes or a relaxing Sunday lunch, Garstang has something for everyone.

Other nearby nature sites include Brockholes, Beacon Fell and Hudson park.

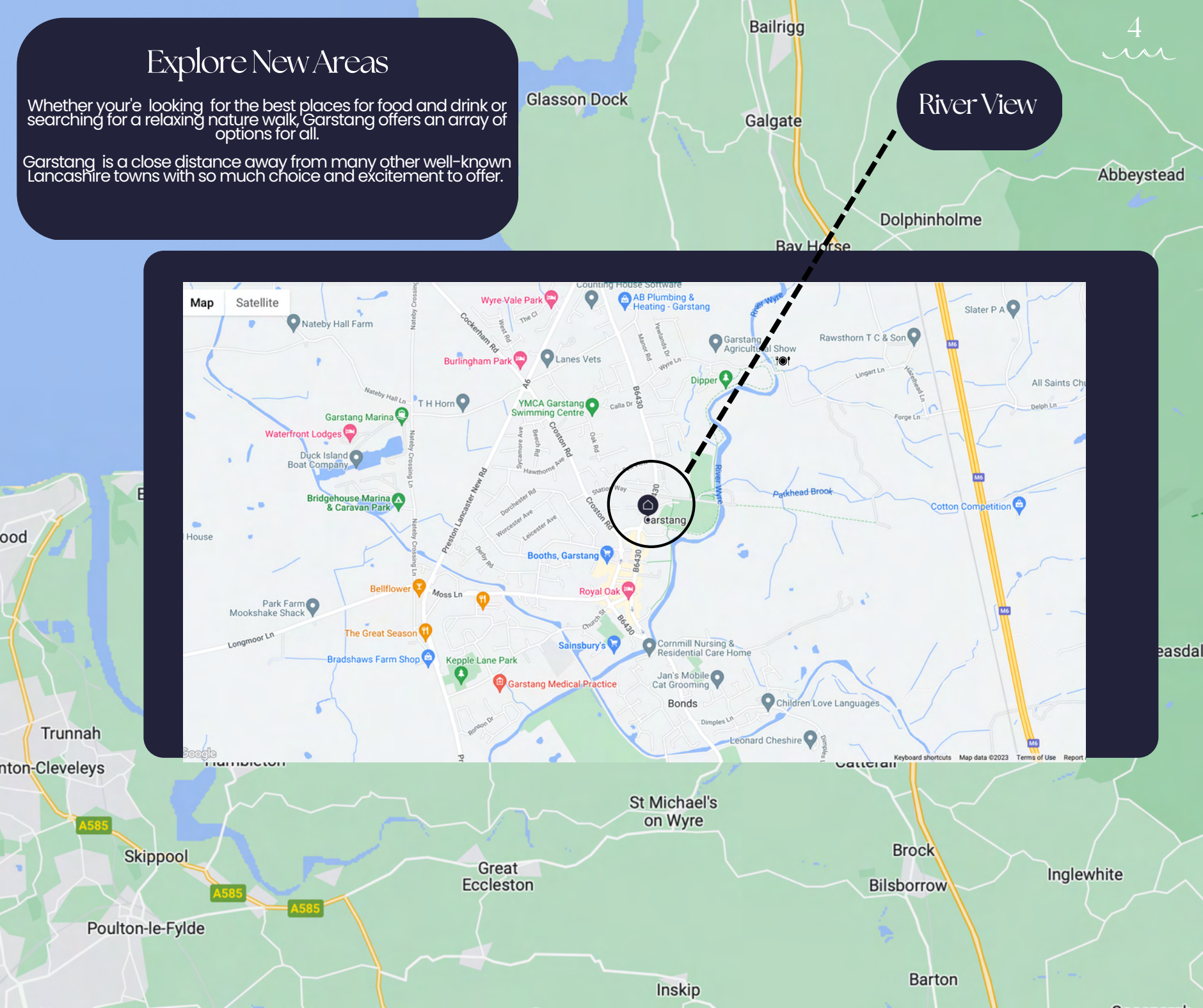
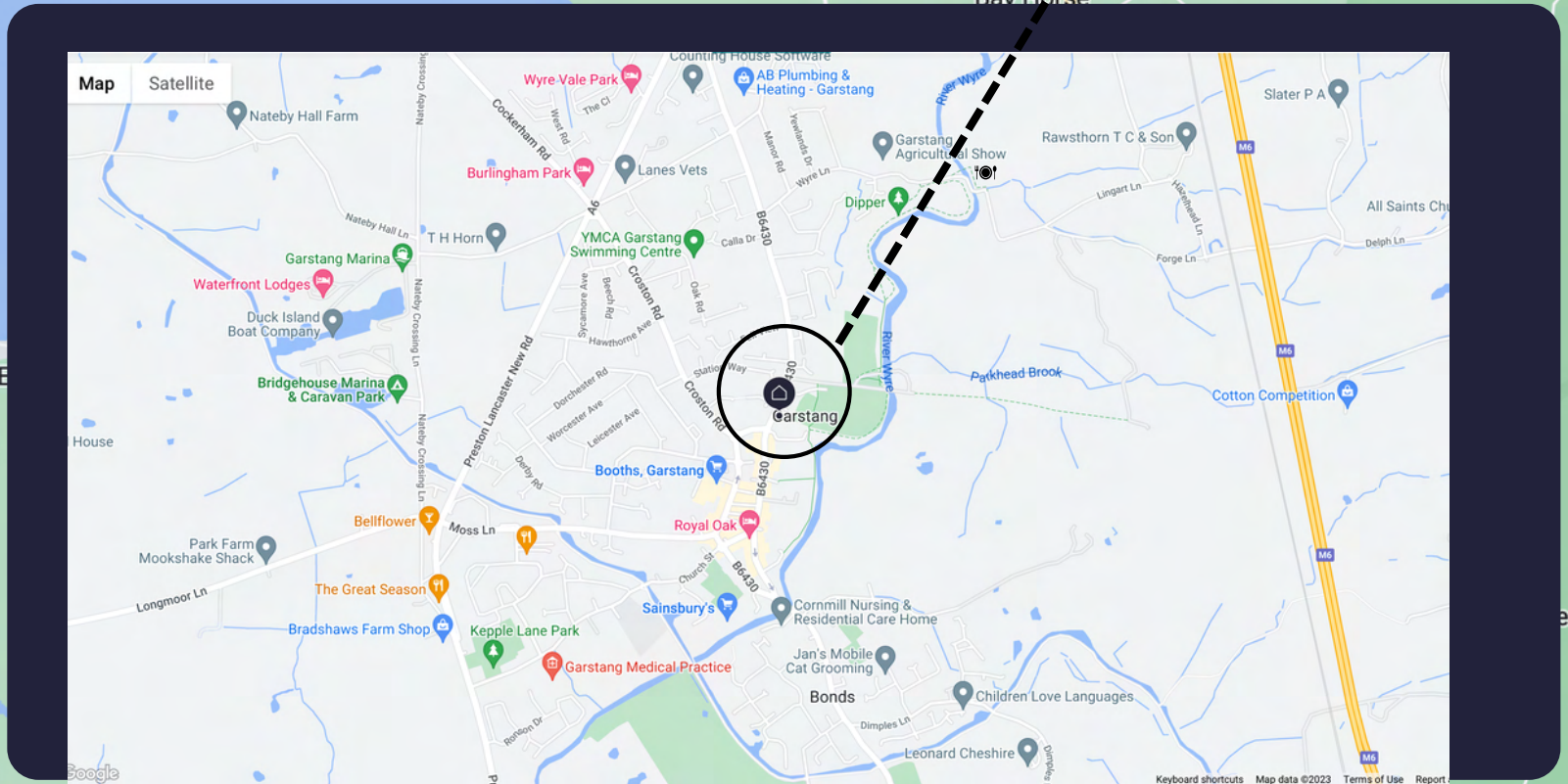
River View apartments benefit from stunning views of Garstang and beyond whilst our second floor apartments offer you outdoor living space through a private rooftop terrace.

# Explore New Areas

Whether you're looking for the best places for food and drink or searching for a relaxing nature walk, Garstang offers an array of options for all.

Garstang is a close distance away from many other well-known Lancashire towns with so much choice and excitement to offer.

River View





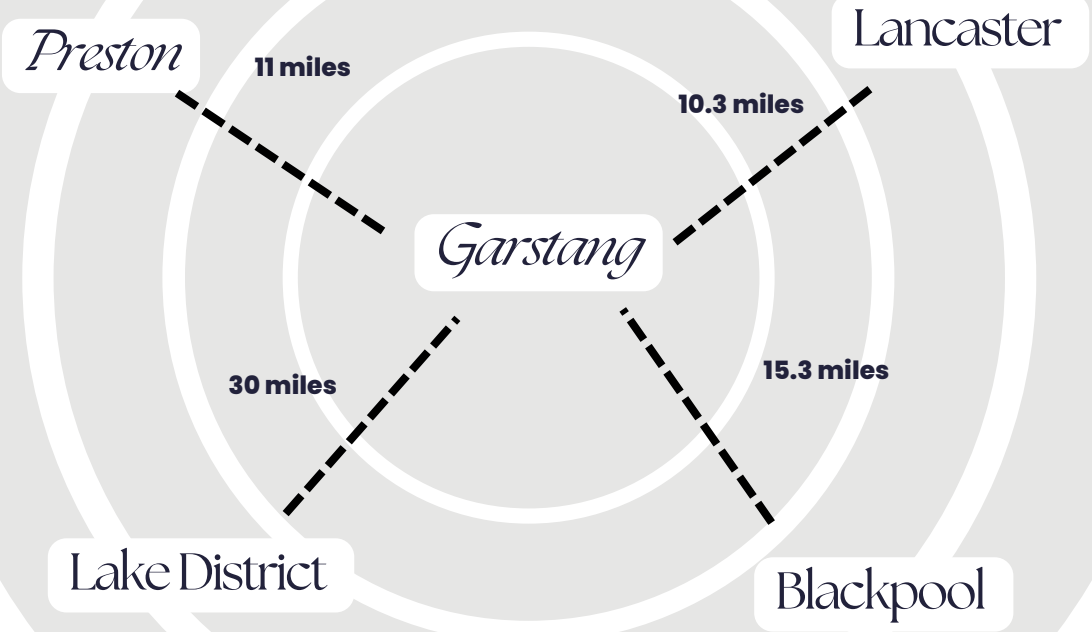
# Relax and enjoy

*River View is a town centre development, only a short stroll away from the high-street which offers a range of small businesses with some of the best food Lancashire has to offer.*

From a quick bite to eat to a dine in experience, Garstang is home to some of the most popular places to eat in the North West, even being home to the popular ice cream brand Wallings.

*The city of Preston is only a 25 min drive from River View. Preston offers excellent transport links hosting all of the major retailers.*

*Only a 20 min drive to the historic City of Lancaster where a well developed high-street, scenic walks and wonderful architecture are shadowed by a medieval Lancaster Castle.*



*The world renowned Lake District, a 30 min drive away really encapsulates true British beauty, from lakes, forests and mountains to many outdoor activities and dining experiences with some of the finest ales in the country.*

*The famous seaside town of Blackpool is a 30 min drive with heaps of tourist attractions such as the Blackpool Pleasure Beach, Madame Tussauds and Blackpool Tower.*

# *Why Garstang*

# Light *filled*



*The architects and designers have taken full advantage of the open skies surrounding River View, with all apartments showcasing views of both the town centre and rural views. A select number of apartments benefit from a private rooftop terrace allowing you to bask in uninterrupted panoramic views.*

All apartments at River View are designed to take full advantage of the light, giving a feeling of an open and bright living space, with some apartments fitted with full height windows allowing light to flood in.



# Relax

*All apartments are designed to maximise interior space with bright and neutral colour schemes allowing for our owners to create their own sense of home.*

*Each bathroom is beautifully finished with high specification Porcelanosa tiles and highly durable Duravit bathroom furnishings.*

*Fitted with three piece modern suites comprising of a WC, wash basin and selection of bath with shower over and en suite walk in showers.*

*Complementary tiling, luxury vinyl floor and extractor fan complete your stylish new bathroom.*



# Modern living



Open plan living and dining is a key feature at River View. The contemporary kitchens with integral appliances fitted are as standard.

Satellite and terrestrial TV points as well as ultra fast full fibre broadband are ready and waiting in your new apartment. Whether for entertainment or working from home, River View has you connected.



# Specifications

## Kitchens -

- Individually designed
- Integral fridge freezer
- Electric hob and built in oven
- Extractor fan
- Integral dishwasher
- Facility for washer/dryer

## Bathrooms -

- White sanitary ware throughout
- Chrome mixer tap to basin
- Thermostat controlled over bath shower
- Fixed glass shower screen
- Chrome heated towel rail
- Tiling to walls
- Luxury vinyl flooring

## Internal Finishes -

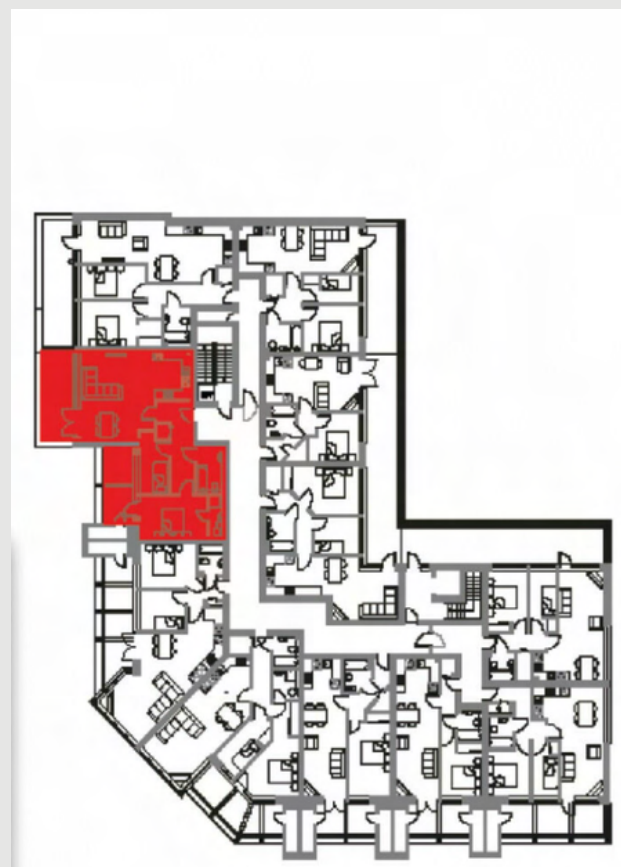
- Recessed lighting to kitchen and bathrooms
- Pendant lighting to living areas and bedrooms
- Walls and ceilings in bright white matt Emulsion throughout
- Decking to private balconies
- Chrome door handles

## Heating and electrical -

- Combination boiler
- Thermostat controlled radiators to all rooms
- Thermostat controlled heating and hot water
- Smoke/ heat sensors in all areas
- USB electrical sockets fitted alongside standard sockets
- White switches and face plates



# 2 Bedroom Apartment layout example **Apartment 14**



- Rooftop Terrace and Garden store area
- Modern Fitted Kitchen
- Spacious bedrooms, one complete with a en-suite

# 1 Bedroom Apartment layout example **Apartment 22**

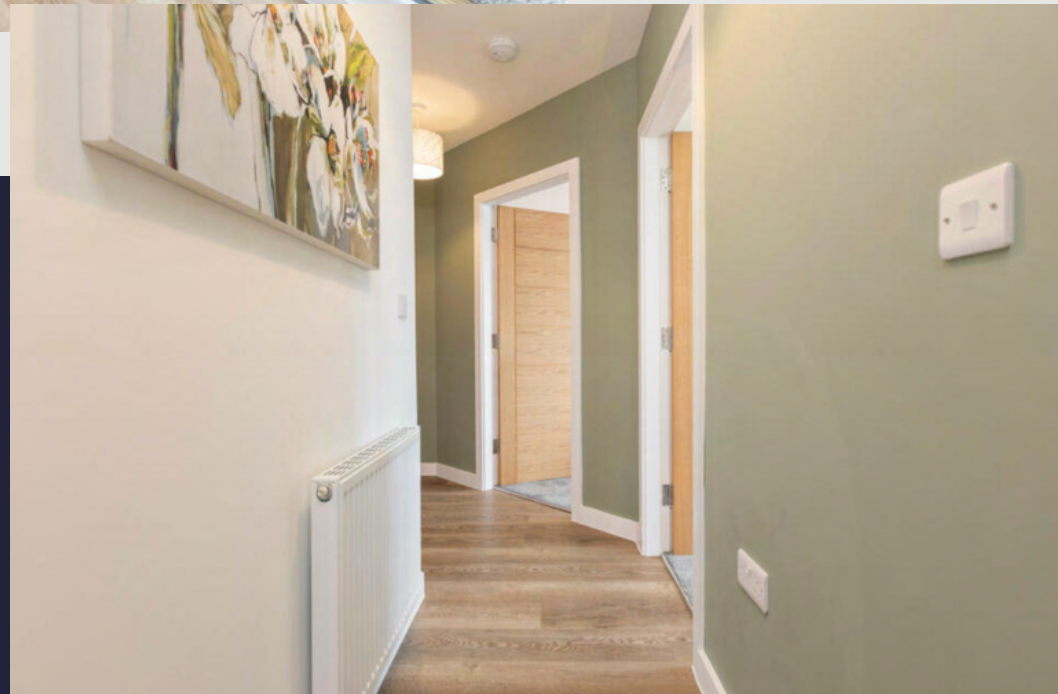


- **602SQ.FT/ 559M<sup>2</sup>**
- Modern Fitted Kitchen
- Spacious bedroom, living and dining area

Secure  
*in your new  
home*



- Communal areas –**
- Residents key fob access
  - Visitor entry phone system
  - Secure access to refuse and recycling centre
  - CCTV in all communal and external areas
  - Lift access to all floors
  - Gated secure residents parking





Stunning Views



Outdoor Space



Modern Interiors



Making Memories

# Contact Us



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