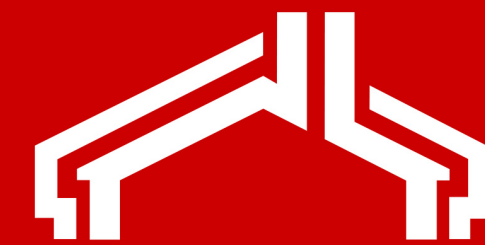


THE RESIDENCE

CLIFTON DRIVE SOUTH
ST. ANNES



Frank Wyles
and Co

www.frankwyles.com



ST. ANNES

THE LOCATION

St Annes is a 'Classic Resort' - bustling with great hotels, cafes, bars and restaurants and a huge variety of excellent shops. Beyond the sand dunes, the long sandy beach stretches out to the Ribble estuary and the Irish Sea - superb for long walks on both warm summer evenings and bracing winter mornings. In addition to the beach, there are parks and gardens, a lake, the promenade, a Victorian pier, The Green, Lytham Hall, plenty of bowling greens, festivals and events throughout the year, good transport links, excellent schools and plenty of churches as well as the essential everyday amenities.



THE LOCATION

Then there's golf, Lytham St Annes is internationally renowned for golf and has four courses, the most notable being Royal Lytham & St Annes Golf Club - one of the host courses for the Open Championship. St Annes is a fantastic place to live - with plenty to keep you busy. The Residence is LESS THAN A minutes walk to both St Annes Square and the beach.

Living beside the seaside creates all kinds of amazing opportunities and experiences for both residents and visiting tourists. It is a varied and interesting lifestyle with something to always see and do. Why wouldn't you want to live here!

The Fylde area has been recognised as one of 'The Best Places to Live' by the Sunday Times guide, with Fylde and Wyre being comprised of many quaint towns and villages. Its historic streets are full of many fashionable independent shops, restaurants, and public houses.

The Fylde Coast has a huge amount to offer with its rural countryside, country pubs and its colourful village greens, not to mention the miles of coastline.

Within the local area you'll find a wide range of theatres, visitor attractions, parks and open spaces, the Golden Mile and illuminations (Autumn). The Fylde is a golfers' paradise with renowned courses such as Royal Lytham and St Annes, which has hosted the British Open on numerous occasions. You can relax in a choice of tea shops, cafes, stylish restaurants and award winning hotels.

The area is also host to an annual music festival on Lytham Green, attracting some of music's biggest artists. Slightly further up the coast is Blackpool, the UK's largest holiday resort, which is currently set to receive a £300 million investment to aid with construction of the UK's largest outdoor theatre and entertainment area within the UK. The resort also boasts the Pleasure Beach and other famous attractions.

The Fylde Coast has seen an increase in demand, due to the effect of the pandemic. Purchasers are now looking for property close to natural open space, of which the Fylde Coast has an abundance of outstanding beaches, sand dunes, parks and golf courses.



LYTHAM WINDMILL



LYTHAM



LYTHAM SQUARE



ASHTON GARDENS



ROYAL LYTHAM GOLF CLUB



WREA GREEN

Another recognisable landmark is Fairhaven Lake and Gardens who recently installed an eighteen-hole Adventure Golf Course.

Lowther Gardens is the oldest park in Lytham St Annes. It's one of the flagship parks in the borough of Fylde. Lowther Gardens surround Lowther Pavilion, between the seafront and the main road into town. It's a popular green space for local people and visitors to enjoy activities and events, visit the theatre and cafe or just take in the beautiful greenery.

Sport has an important role to play in the history of the Fylde Coast. Lytham Cricket & Sports Club recorded its first cricket match in 1844, when Lytham played Kirkham. In 1985, the ground held its first first-class match when Lancashire played Nottinghamshire in the County Championship.

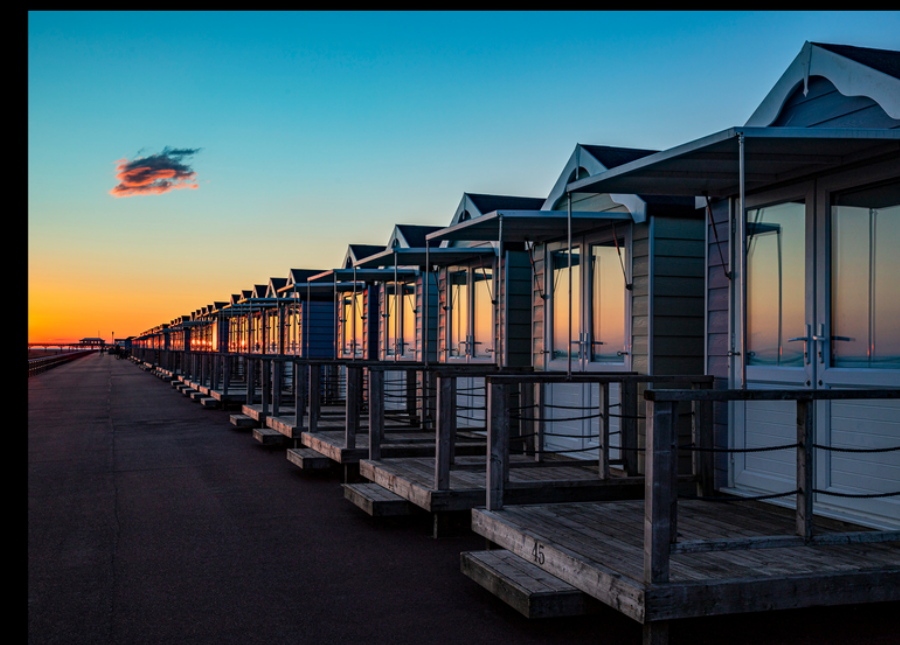
Fylde Rugby Union Club founded on 25 July 1919 and from such small beginnings, Fylde grew and after 100 years it is a nationally respected club and a strong brand name in English rugby.

St Annes is a traditional seaside town with its wide sweeping promenade, huge sandy beaches, St Annes Pier and paddling pool, not to forget the Beach Huts. For the first time in more than 30 years St Annes has wonderful new Beach Huts for Day Rental. These colourful new structures are beautiful inside and well equipped with everything you need for a perfect day at the seaside.

Nearby is the beautiful Ashton Gardens. An attractive, 10-acre park, full of lovely landscaping, plants, trees and flowers, the St Annes War Memorial, the Pavilion Tea Room and Restaurant. It's right at the heart of St Annes. It's a lovely town centre park, not far from the seafront too. A place for play, solitude, events and community life for locals and visitors.



ST ANNES BEACH

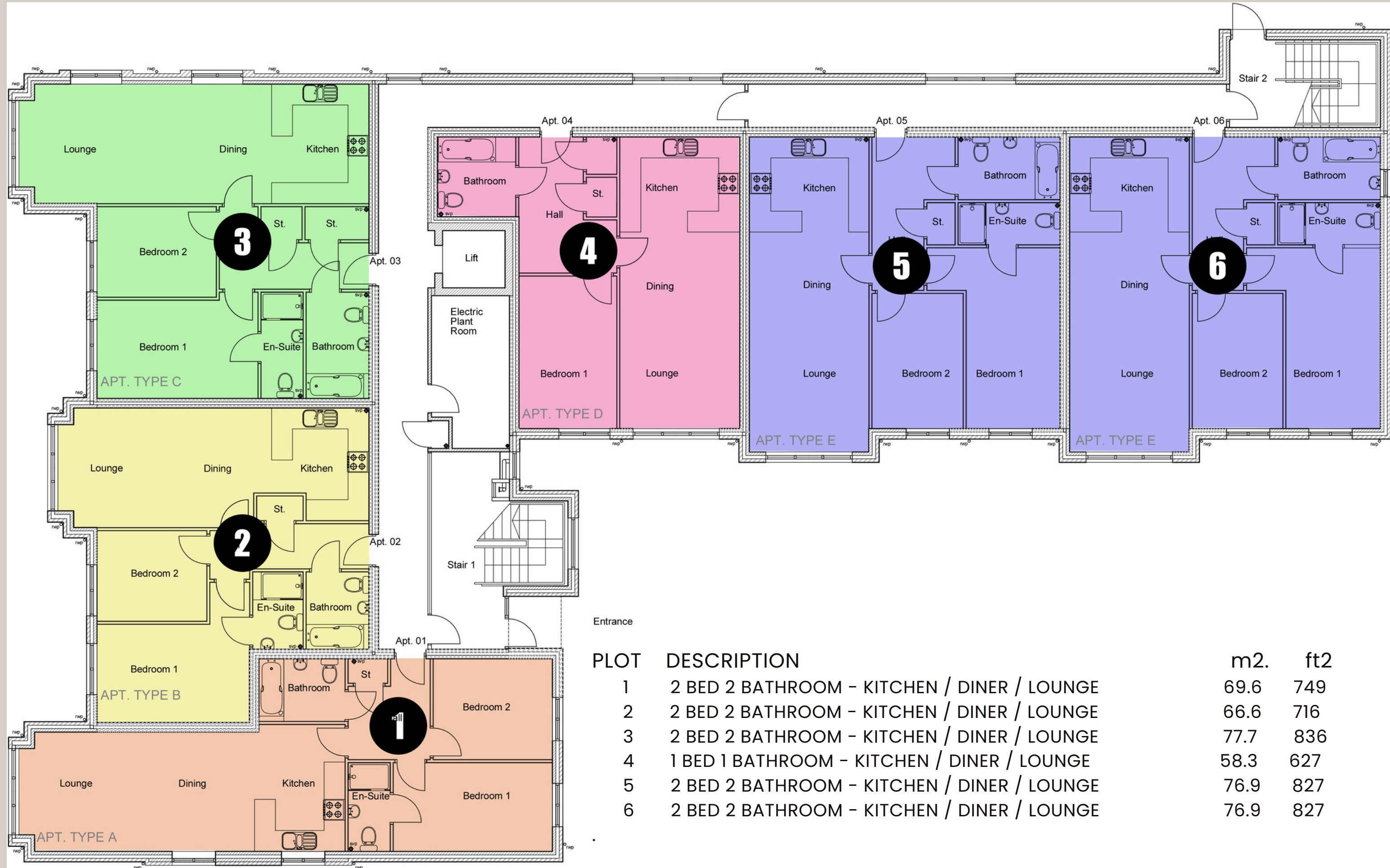


ST ANNES BEACH HUTS

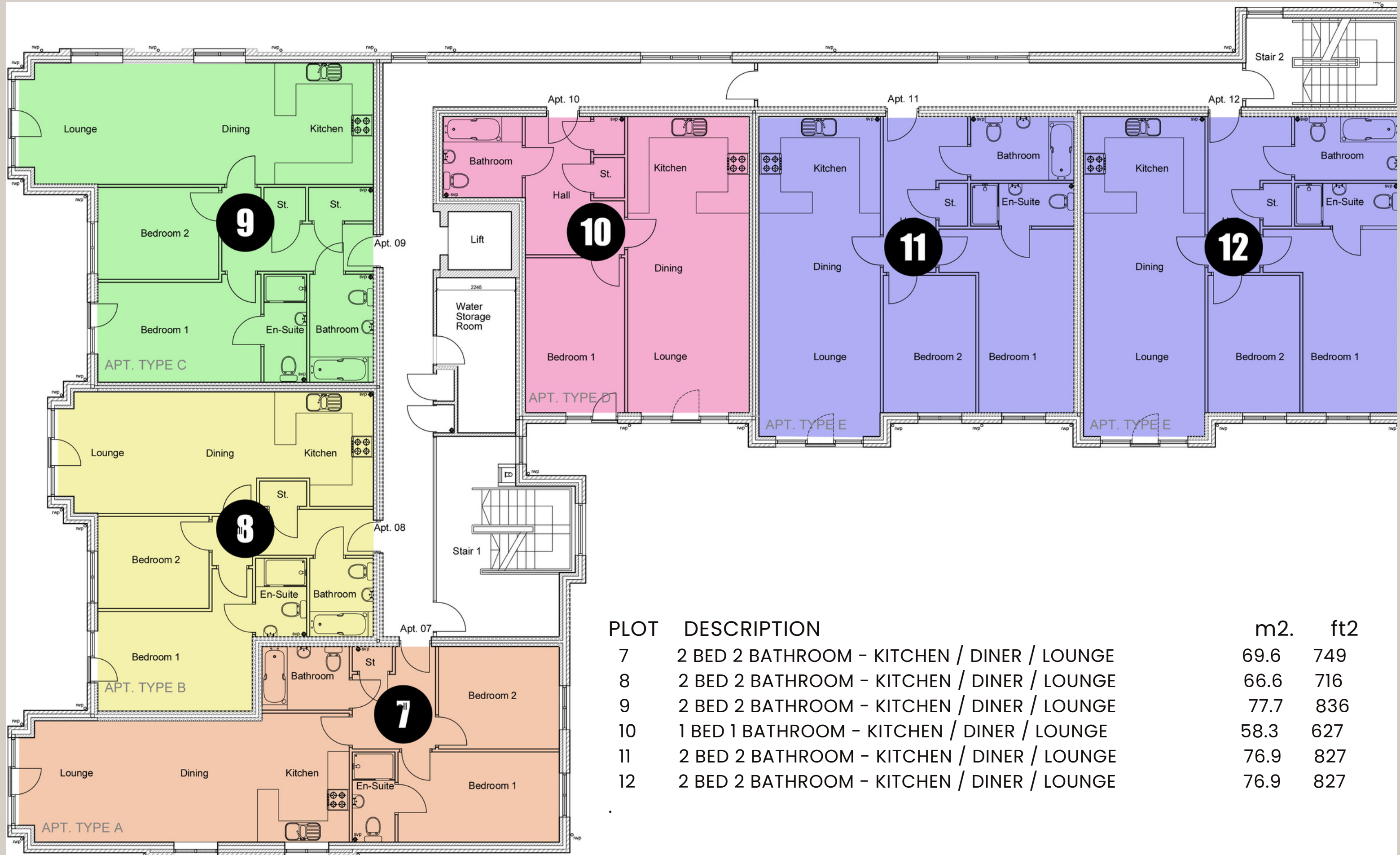


FAIRHAVEN LAKE AND GARDENS

GROUND FLOOR

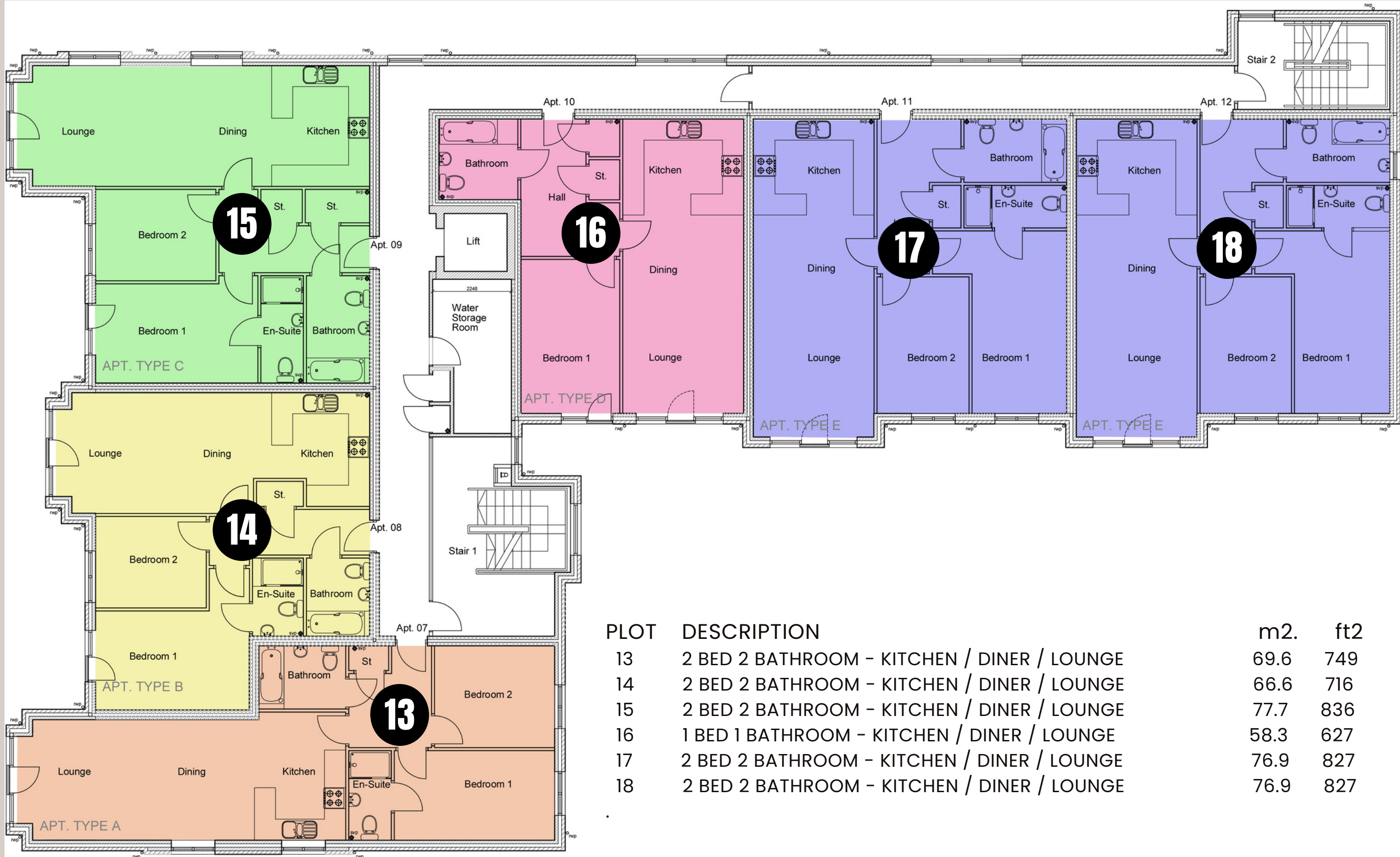


FIRST FLOOR



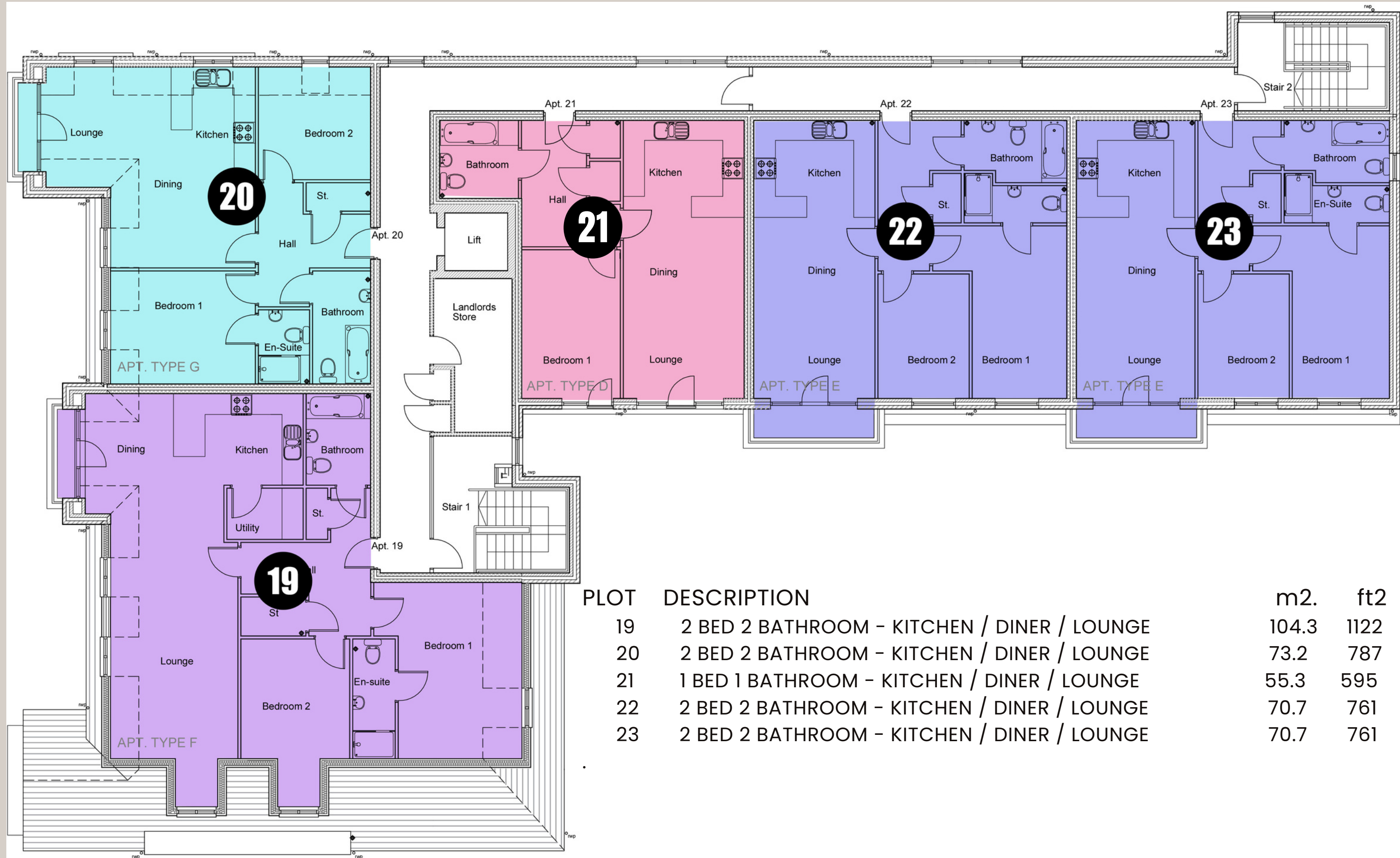
| PLOT | DESCRIPTION | m2. | ft2 |
|------|---|------|-----|
| 7 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 69.6 | 749 |
| 8 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 66.6 | 716 |
| 9 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 77.7 | 836 |
| 10 | 1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE | 58.3 | 627 |
| 11 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 76.9 | 827 |
| 12 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 76.9 | 827 |

SECOND FLOOR



| PLOT | DESCRIPTION | m2. | ft2 |
|------|---|------|-----|
| 13 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 69.6 | 749 |
| 14 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 66.6 | 716 |
| 15 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 77.7 | 836 |
| 16 | 1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE | 58.3 | 627 |
| 17 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 76.9 | 827 |
| 18 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 76.9 | 827 |

THIRD FLOOR



| PLOT | DESCRIPTION | m2. | ft2 |
|------|---|-------|------|
| 19 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 104.3 | 1122 |
| 20 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 73.2 | 787 |
| 21 | 1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE | 55.3 | 595 |
| 22 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 70.7 | 761 |
| 23 | 2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE | 70.7 | 761 |

SPECIFICATIONS

KITCHEN

Luxury fitted kitchen with soft close drawers & doors a choice from a range of colours and styles
Worktops and matching upstand options
Stainless steel 1.5 bowl sink with contemporary mixer tap
4 ring induction hob
Integrated single electric oven and integrated microwave
Under cabinet lighting Chrome LED spot lights



MAIN BATHROOM

Contemporary Roca white bathroom suite Stylish chrome mixer taps to bath and basin
Over bath thermostatic shower
Shower screen
Chrome heated towel rail Chrome LED spot lights
Choice from a selection of wall tiles and floor coverings



EN-SUITE

Contemporary Roca white suite
Stylish chrome mixer tap to basin
Thermostatic shower
Chrome heated towel rail
Chrome LED spot lights
Choice from a selection of wall tiles and floor coverings

INTERNAL FEATURES

Electric Heating and Hot Water provided by Proprietary electric flow boilers
Mains wired smoke and heat detectors
TV aerial sockets in lounge, living room and bedrooms – wall mounted where appropriate
Sky Digital outlets in Lounge & Bedrooms
Solid core internal doors with brushed chrome door furniture
All walls and ceilings skim finished and painted brilliant matt white
All wood painted white gloss

EXTERNAL FEATURES

10 year structural warranty
Lift – providing access to all floors
Landscaped communal garden
Garden terrace to ground floor apartments
Apartment entrance door with multi point locking
Allocated car parking space per apartment
Bin store
Electric Vehicle Charging Outlets
Secure Cycle Storage
Secure gated community, complete with automated electronic gates to the front and rear car parks



The project is designed with an energy efficient and environmentally friendly design brief to ensure that the apartments exceed today's current standards.



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BUILT BY



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