



ESTATE AGENTS • VALUER • AUCTIONEERS



Apartment 4, Woodside View Forest Gate, 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 CH & Double Glazing
- No Onward Chain
- Leasehold & EPC Rating C

£295,000

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



www.johnardern.com



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GROUND FLOOR

Shared stone staircase with new balustrade leading to the first floor open shared landing with one other apartment. Wrought iron balustrade.

PRIVATE SELF CONTAINED ENTRANCE

ENTRANCE HALL

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

Approached through a uPVC outer door with upper obscure double glazed panel with stained glass design. New wood laminate floor. Ceiling downlights.

ADJOINING INNER HALL

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

Matching wood laminate floor. Panel radiator. Ceiling downlights and access to loft. 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. Double opening, double glazed 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 (11'6 x 11'1)

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

BATHROOM/WC

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

With ceramic floor and wall tiles. 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. Obscure double glazed opening outer window. Ceiling downlights and extractor fan. Wall mounted chrome heated ladder towel rail.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of a brand new gas fired central heating system 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 and doors have uPVC DOUBLE GLAZED units.

PARKING

The property has an adjoining allocated single car parking space.

LOCATION

This completely refurbished first floor two bedroomed purpose built apartment is situated adjoining this new development 'Forest Gate' 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 apartment has the benefit of it's own self contained entrance and very large and PRIVATE SUN TERRACE. Viewing recommended. No onward chain.

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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 £800 and a £1200 annually to include a block buildings insurance for all the flats.

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 to be advised.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

THE GUILD

John Arden & 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.

PROPERTY MISDESCRIPTION ACT

John Arden & 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 Prepared July 2023

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



Total Area: 80.0 m² ... 861 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	77	78	England & Wales	EU Directive 2002/91/EC



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