JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

2 Woodside View Forest Drive, Lytham

- Superb Purpose Built Ground Floor Apartment
- Offered with 20% Discount to Open Market Value, Subject to Criteria
- Private Self Contained Elevated Entrance
- Lounge & Brand New High Specification Open Plan Dining Kitchen
- Two Double Bedrooms & New En Suite Shower/WC & Bathroom/WC
- Allocated Parking Space
- Electric Underfloor Heating & Double Glazing
- No Onward Chain
- Viewing Essential
- Leasehold, Council Tax Band B & EPC Rating C

£228,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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DISCOUNT TO MARKET
Offered with 20% Discount to Open Market value, subject to criteria. Please ask the Sales Executives for Terms & Conditions.

Discount to Market is development/apartment specific and subject to availability, status and eligibility including the eligibility criteria set and managed by Fylde Borough Council. The property must be the sole residence of all purchasers. The scheme is not available for buy to let properties. You cannot apply to other Government shared equity schemes while also using this scheme. If you have an open application to any other shared equity scheme you must withdraw this before you purchase a Discount to Market property. However, you can use an ISA or Lifetime ISA to put towards your deposit.

Discount to Market cannot be used in conjunction with any other offer.

Please note the intention of the Discount to Market scheme is to retain the discount to market price for all future sales. Therefore, on a resale of a Discount to Market home, the seller is likely to be required to sell the Discount to Market home on the same terms as it was acquired (subject to certain exceptions) to preserve the discounted sale price.

GROUND FLOOR
Approached from the rear communal car parking courtyard. Attractive stone flagged communal garden areas with inset flower beds.

PRIVATE SELF CONTAINED ENTRANCE
Covered open elevated entrance with stone flagged steps and a wrought iron balustrade and hand rail. External wall mounted coach light.

ENTRANCE VESTIBULE
1.60m x 1.45m (5'3 x 4'9)
Approached through a composite outer door with an inset obscure double glazed panel. UPVC double glazed full length picture windows to the side with a large opening light. Fitted floor mat covering. Overhead inset spot light. Contemporary inner panel door leading to the Lounge:

LOUNGE
4.04m x 3.38m (13'3 x 11'1)
Spacious reception room with a UPVC double glazed picture window overlooking the rear communal courtyard with woodland beyond. Large side opening light. Wood effect laminate flooring with electric underfloor heating thermostatically controlled in each room so all spaces can be regulated. Additional Elnur Gabarron electric night storage heater. Television aerial point. Inset ceiling spot lights. Being open to the adjoining Dining Kitchen.

DINING AREA
3.84m x 3.71m (12'7 x 12'2)
Matching wood effect flooring with underfloor heating. Inset ceiling spot lights. Built in cupboard with an overhead light and housing a Dimplex Air Source Water Heater which allows high pressure for showers, high flow rates for quick filling and low maintenance. Matching doors leading off. Being open plan to the adjoining Kitchen area.

KITCHEN
3.53m x 2.49m max (11'7 x 8'2 max)
(max L shaped measurements) UPVC double glazed window overlooks the front of the development with views of Hall Park Centre. Side opening lights. Good range of new wall and floor mounted cupboards and drawers. One and a half bowl sink unit with a centre mixer tap with instant boiling water and moulded drainer. Set in working surfaces with matching splash back and concealed downlighting. Built in appliances comprise: Bosch four ring electric induction with a Bosch illuminated extractor above. Bosch electric oven and grill below. Integrated Indesit fridge/freezer, slimline Bosch dishwasher and Bosch washer/dryer, all with matching cupboard fronts. Inset ceiling spot lights and extractor fan. Matching wood laminate flooring with electric under floor heating.

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BEDROOM SUITE ONE

3.71m plus reveal x 3.23m (12'2 plus reveal x 10'7)

Principal double bedroom. Double glazed window overlooks the rear courtyard with woodland beyond. Deep display sill and two side opening lights. Television aerial point. New fitted carpet with underfloor heating. Inset ceiling spot lights. Door leads to the En Suite.

EN SUITE SHOWER ROOM/WC

1.78m x 1.57m (5'10 x 5'2)

Brand new three piece modern white suite comprises: Step in shower compartment with a sliding glazed doors and a plumbed overhead shower, with additional hand held shower attachment. Roca vanity wash hand basin with a centre mixer tap and drawers below. Wall mounted shaving point. Roca low level WC completes the suite. Tiled walls and floor with underfloor heating, Chrome electrically heated ladder towel rail. Inset ceiling spot lights and extractor fan.

BEDROOM TWO

3.51m x 3.48m (11'6 x 11'5)

Second double bedroom with a double glazed window overlooking the front of the development with views of Hall Park Centre, with a deep display sill and two side opening lights. Television aerial point. Newly fitted carpet with underfloor heating. Inset ceiling spot lights.

BATHROOM/WC

1.96m x 1.73m (6'5 x 5'8)

Principal bathroom comprising a brand new three piece white suite. Panelled bath with centre mixer taps. Glazed screen and a plumbed over bath shower with a separate hand held shower attachment. Roca vanity wash hand basin with a mixer tap and drawers below. Wall mounted shaving point. Roca low level WC completes the suite. Tiled walls and floor with underfloor heating. Chrome electrically heated ladder towel rail. Inset ceiling spot lights and extractor fan.

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ELECTRIC HEATING
Electric underfloor heating in all areas of the apartment, thermostatically controlled in each room so all spaces can be regulated. With a Dimplex Air Source Water Heater which allows high pressure for showers, high flow rates for quick filling and low maintenance.

DOUBLE GLAZING
Where previously described the windows have UPVC DOUBLE GLAZED units.

PARKING
The property has an allocated single car parking space in the rear communal car parking area.

LOCATION
This brand new ground floor two bedroomed 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 apartment has the benefit of it's own self contained elevated entrance and allocated parking space in the rear communal parking area. Viewing essential. 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 a £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 are allowed. No lettings allowed. Solicitors to confirm.

VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

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 our their own investigations before contract. Details Prepared March 2025

Apartment 2 - Woodside View, Hall Park Centre, Forest Drive, Lytham St Annes, FY8 4QF

Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only

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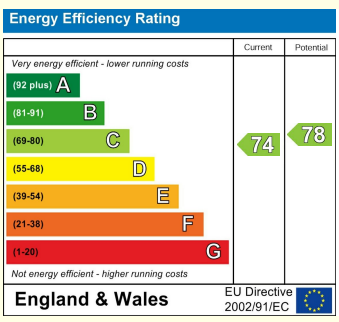

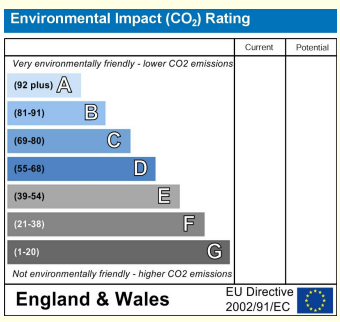

The Property Ombudsman

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