



FOREST GATE
LYTHAM

Luxury
apartments
of distinction

Welcome To Forest Gate

Welcome to Forest Gate – your gateway to an exceptional living experience in the coveted coastal town of Lytham.

Nestled in tranquil landscaped settings, Forest Gate presents a unique opportunity to own a piece of exclusivity. Our development features 27 modern 2-bedroom apartments spread across two distinct structures – Willow View and Clifton View.

Experience contemporary living at its finest with first-rate construction and innovative design at Forest Gate.

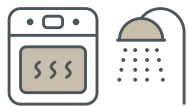
Welcome home to a blend of luxury and serenity.

Starting from £315,000.



Apartments crafted to perfection

Elevate your living experience with Forest Gate apartments, meticulously built to the highest specifications. Our commitment to quality and innovative design shine through in every aspect of this exclusive development.



Fully fitted Kitchen and Bathroom

Our fully fitted kitchens are equipped with high-spec integrated appliances. Indulge in stylish bathroom suites in which to relax and luxuriate.

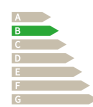
Read page 10 for full appliance specifications.



Eco Sustainable Living

All apartments feature cutting-edge technology for thermostatic heating, advanced ventilation for purifying air and an eco-friendly water heater.

Economically and environmentally sustainable.



EPC Rating Excellence

Each of our apartments proudly achieves an exceptional EPC rating of B.



Enhanced Safety and Security

We prioritise your safety with features like mains-powered smoke alarms, fob entry security, double-glazed windows and doors with multi-locking and exterior lighting.



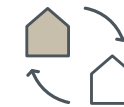
Internal Communal Areas

Each entrance features a striking glass atrium. Lifts and stairwells ensure seamless access to all apartments. Convenient secure bike storage and a dedicated dog wash station, reflecting commitment to your lifestyle needs.



External Communal Areas

Designated car parking spaces, ensuring hassle-free access to your home. Enjoy beautiful landscaped surroundings ensuring privacy and security.



Part Exchange Scheme Available

We work with part exchange specialists offering a guaranteed risk free sale on your existing property with a timescale that suits you. Contact us for further details.



Mortgages Available for up to 85%

Benefit from specialised, independent and personalised advice provided by professional mortgage brokers.

The team ensures you secure the optimal mortgage, tailored to your unique needs, guaranteeing the best deal on favourable terms.

Willow View



Willow View

Nestled at the southerly side of the development, offering seclusion and security and set against a backdrop of mature woodland.

Willow View is an impressive collection of 15 luxurious, 2 bedroom apartments and is constructed to spaciouly allow 5 apartments on each floor over the ground, first and second levels.

Each apartment is individually designed , offering a different computation of size and space in order to encapsulate open plan , modern ,yet comfortable living.



Willow View: Floor Plans



Apartments 1* / 6 / 11

Lounge	5.32 x 3.57m
Kitchen	3.02 x 2.82m
Dining Room	2.82 x 3.57m
Bedroom 1	3.41 x 3.27m
En-suite	1.70 x 2.41m
Bedroom 2	3.30 x 3.72m
Bathroom	2.37 x 1.90m



Apartments 2* / 7 / 12

Lounge	3.61 x 3.44m
Kitchen	3.61 x 2.51m
Dining Room	3.61 x 1.82m
Bedroom 1	3.65 x 4.03m
En-suite	2.35 x 1.65m
Bedroom 2	3.61 x 3.12m
Bathroom	2.46 x 2.08m



Apartments 3* / 8 / 13

Lounge	3.67 x 3.65m
Kitchen	3.20 x 2.59m
Dining Room	3.67 x 2.00m
Bedroom 1	3.03 x 5.27m
En-suite	2.14 x 1.70m
Bedroom 2	2.91 x 3.92m
Bathroom	2.28 x 1.95m



Apartments 4* / 9 / 14

Lounge	3.67 x 3.48m
Kitchen	3.20 x 2.59m
Dining Room	3.67 x 2.00m
Bedroom 1	2.94 x 5.43m
En-suite	2.12 x 1.70m
Bedroom 2	2.91 x 5.09m
Bathroom	2.28 x 1.95m



Apartment 5*

Lounge	3.53 x 3.57m
Kitchen	3.53 x 2.51m
Dining Room	3.53 x 1.82m
Bedroom 1	3.58 x 3.87m
En-suite	2.38 x 1.65m
Bedroom 2	3.53 x 3.06m
Bathroom	2.48 x 2.00m



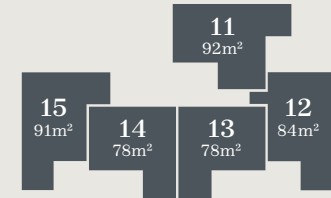
Apartments 10 / 15

Lounge	3.75 x 3.57m
Kitchen	3.75 x 2.51m
Dining Room	3.75 x 1.82m
Study	3.61 x 2.33m
Bedroom 1	3.49 x 4.00m
En-suite	2.38 x 1.65m
Bedroom 2	3.60 x 3.22m
Bathroom	2.62 x 2.33m



Apartment locations

Second Floor



First Floor



Ground Floor*



*Ground floor apartments include a patio in place of a balcony

Please note: Property dimensions, as depicted in floor maps, may vary slightly due to construction methods and finish type. The computer-generated internal images in this brochure provide a general indication of the quality of finish, but they do not precisely represent any specific apartment's specifications. Although efforts have been made to accurately portray external areas, slight variations in landscaping and materials may occur. For additional details, please enquire further.

Clifton View



For viewings call John Arden on 01253 795555 or email info@forestgatelytham.co.uk

Clifton View

Commanding an imposing position at the front of the development with expansive views of the surrounding area, Clifton View is a luxurious collection of 12 outstanding apartments.

Constructed to spaciouly allow 4 apartments on each floor over the ground, first and second levels.

As in Willow View , each apartment is different, in terms of size and space but each reflects our ethos of open plan, modern and comfortable living.



Clifton View: Floor Plans



Apartments 1* / 5 / 9

Lounge	3.86 x 3.88m
Kitchen	2.30 x 2.87m
Dining Room	3.34 x 2.87m
Bedroom 1	4.51 x 3.60m
En-suite	1.65 x 2.42m
Bedroom 2	3.37 x 3.24m
Bathroom	2.70 x 2.10m



Apartments 2*

Lounge / Diner	4.29 x 5.35m
Kitchen	2.99 x 2.86m
Bedroom 1	3.61 x 3.22m
En-suite	2.40 x 1.50m
Bedroom 2	3.57 x 2.89m
Bathroom	2.47 x 1.96m



Apartments 3* / 7 / 11

Lounge / Diner	6.00 x 3.61m
Kitchen	3.97 x 3.27m
Bedroom 1	3.64 x 3.51m
En-suite	1.75 x 1.67m
Bedroom 2	3.97 x 2.67m
Bathroom	1.75 x 2.52m



Apartments 4* / 8 / 12

Lounge	3.60 x 3.45m
Kitchen	4.00 x 2.79m
Dining Room	3.60 x 1.98m
Bedroom 1	3.57 x 3.51m
En-suite	1.75 x 1.67m
Bedroom 2	4.15 x 2.68m
Bathroom	1.72 x 2.44m



Apartment 6 / 10

Lounge / Diner	3.60 x 5.53m
Kitchen	3.17 x 3.02m
Bedroom 1	3.42 x 3.22m
En-suite	2.44 x 1.50m
Study	2.10 x 1.80m
Bedroom 2	2.69 x 5.17m
Bathroom	3.41 x 3.08m



Apartment locations

Second Floor



First Floor



Ground Floor*



* Ground floor apartments include a patio in place of a balcony

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Design Features And Build Quality

Apartments

Kitchen

- Quality and bespoke professionally designed kitchens
- Handleless design with soft motion drawers and doors
- Solid Mirostone work surfaces and breakfast island
- Quarasil granite undermount sink unit
- Quality integrated appliances including Bosch single oven and combination microwave, Bosch fully integrated dishwasher and Bosch advanced washer/dryer
- Full size Indesit integrated fridge and freezer
- Nicola Tesla Alpha induction hob unit with integrated recirculating extraction unit
- Intu Asprey hot water tap
- LED under cabinet lighting
- Provision for double pendant lights over breakfast bar (light fittings not included)

Bathroom and En-suite

- Roco sanitaryware, fixtures and fittings
- Concealed cistern WC
- Under basin storage
- Recessed shelf with chrome trim
- Illuminated mirror above sink basin
- Fully tiled in matching porcelain using muted colours
- Chrome heated towel rail
- Main bathroom enjoys luxury bath basin and double shower attachment
- Principal en-suite enjoys walk in luxury shower enclosure
- Minimalist glass screens

Heating, Hot Water and Ventilation

- Energy efficient radiant under floor heating in all areas of the apartment, thermostatically controlled in each room so all spaces can be regulated
- Dimplex Air Source Water Heater allows high pressure for showers, high flow rates for quick filling and low maintenance
- Titan Mechanical Ventilation and Heat Recovery (MVHR) system providing superior ventilation with fresh air freshly vented in each room and providing for the elimination of air pollution and allergens

Electrical

- Energy efficient integrated ceiling downlighters in all interior areas
- High speed Fibre Broadband connection to all apartments
- TV points to open plan lounge and both bedrooms
- Satin finish chrome socket and light switches

Security

- Fob entry security system
- Integrated smoke alarm system
- Technal FY65 window system offering innovative and secure locking system conforming to RC2 classification for added security and conforming to PAS 24
- Exlabesa XIA FOLD door system offering high level security conforming to PAS 24

General

- Hallway, storage, kitchen and living space in solid engineered French vanilla oak, oiled and stained
- Floor to ceiling fitted cupboards, discreetly positioned along the entrance hallway
- Bedrooms and study in luxury-fitted deep pile carpets
- Bathroom and en-suite flooring and walls in matching luxury muted porcelain tiles
- Fully integrated sliding wardrobes in principal bedroom
- Energy efficient integrated ceiling down lighting in all interior areas
- Internal walls and ceilings finished in warm contemporary coloured matt emulsion
- Internal doors finished in warm white hard wearing emulsion with all doors having quality, sleek chrome handles
- Contemporary elegant skirting and architraves finished in hard wearing warm white emulsion
- Integrated smoke alarm detection system throughout
- Technal FY65 window system with double glazing. External window frames in anthracite finished in powder coated aluminium
- Xlabesa Xia FOLD door system to patio /balcony in matching anthracite, providing intelligent design, engineered for quality, security and durability
- Superwhite 34 Cavity Wall system- a high performance, non- combustible and BBA approved wool blown insulation

Communal Areas

Exterior Communal Areas

- Designated car parking
- Visitor and disabled car parking
- Landscaped grounds
- Energy efficient and well illuminated external lighting
- Installation of cable ducting to facilitate the future installation of car charging points
- Water tap facility on car park

Interior Communal Areas and Facilities

- Secure entry system
- Integrated smoke alarm detection system
- Spacious and welcoming entrance foyer with full length glass atrium
- Lift and stair access to all levels
- Secure bike storage
- Dog wash station



Discover Style With BoConcept

BoConcept presents an unparalleled furniture experience, meticulously crafted with exquisite details, exclusively designed for the sophisticated clientele of our luxury Forest Gate apartments.

We understand that every detail matters when it comes to creating your dream home. We've partnered with BoConcept, a leading furniture company renowned for their Danish creativity and craftsmanship.

Whether you're looking for a small update or a grand transformation when purchasing your new home, you can, if you so wish take advantage of our specially negotiated discount with BoConcept to help bring your vision to life.

BoConcept's commitment to timeless trends and collaboration with esteemed designers ensures that your home reflects your unique style.



Discover Chandler Homes

At Chandler Homes we go beyond construction to craft homes, setting a new standard for property development across the Fylde coast.

Established and led by Michael Davies, Chandler Homes assures a commitment to high standards and meticulous attention to detail, mirroring his years of hard work and dedication in the industry.

Chandler Homes promises not only a high-quality build but also exceptional customer service from start to finish.

Our dedicated team of local professionals, including architects, builders and our appointed estate agent share a vision of creating modern living spaces that harmonise with the surrounding environment.

Our Partners

At Chandler Homes, we value strong, lasting connections with experts in their respective fields. Partnering with these industry leaders ensures peace of mind for our customers.



Peace of mind. Assured.



Peace of mind with a 10 year Advantage Home build warranty.

Peace of mind is more than just knowing you are buying quality and getting value for money. It is also about being confident in what you are buying and knowing you are protected should anything happen.

Our homeowners are protected; a Forest Gate apartment comes with a 10 year structural warranty courtesy of Advantage Home Construction Insurance (AHCI) a market leading provider of new build structural warranties (a Business Elite Awards winner -2023 vs. Best Structural Warranty Defects Insurance Company in the UK).

Chandler Homes is committed to build to the high standards required by Advantage and to adhere to its Customer code of practise that ensures you are informed and kept up to date throughout your purchase and beyond.

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Accreditations

Our outstanding partners bring the following accreditations and memberships to our developments. Ensuring the quality we promise to our customers.



Explore Lytham's Charm

Forest Gate is positioned within easy walking distance of Lytham's charming main street. Enjoy all that Lytham has to offer including an eclectic mix of independent retailers, shops, cafes, bars and restaurants.

A stroll along Lytham's Green to admire our iconic windmill, a wander through Lowther Gardens and Witchwood, explore the delights of Lytham Hall which is literally on the doorstep ; the beauty of our local coast and countryside is unrivalled.

For sports enthusiasts, two outstanding golf clubs are nearby, along with various leisure and sporting clubs for cricket, tennis, and crown bowls. Experience a lively social calendar filled with festivals and theatre events that cater to all interests.

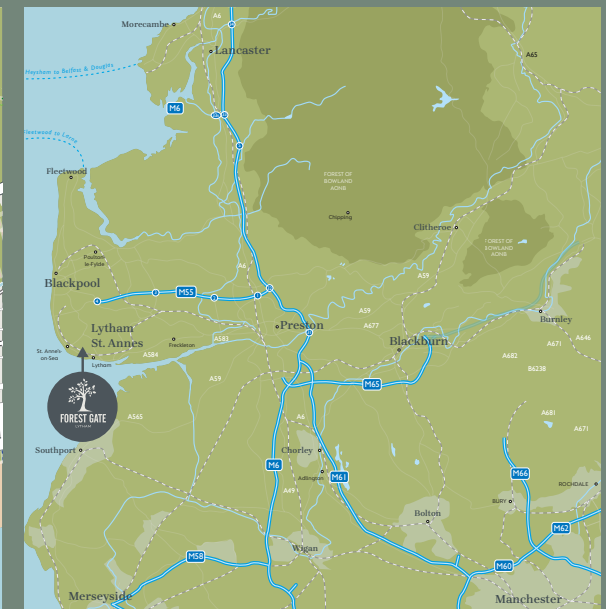
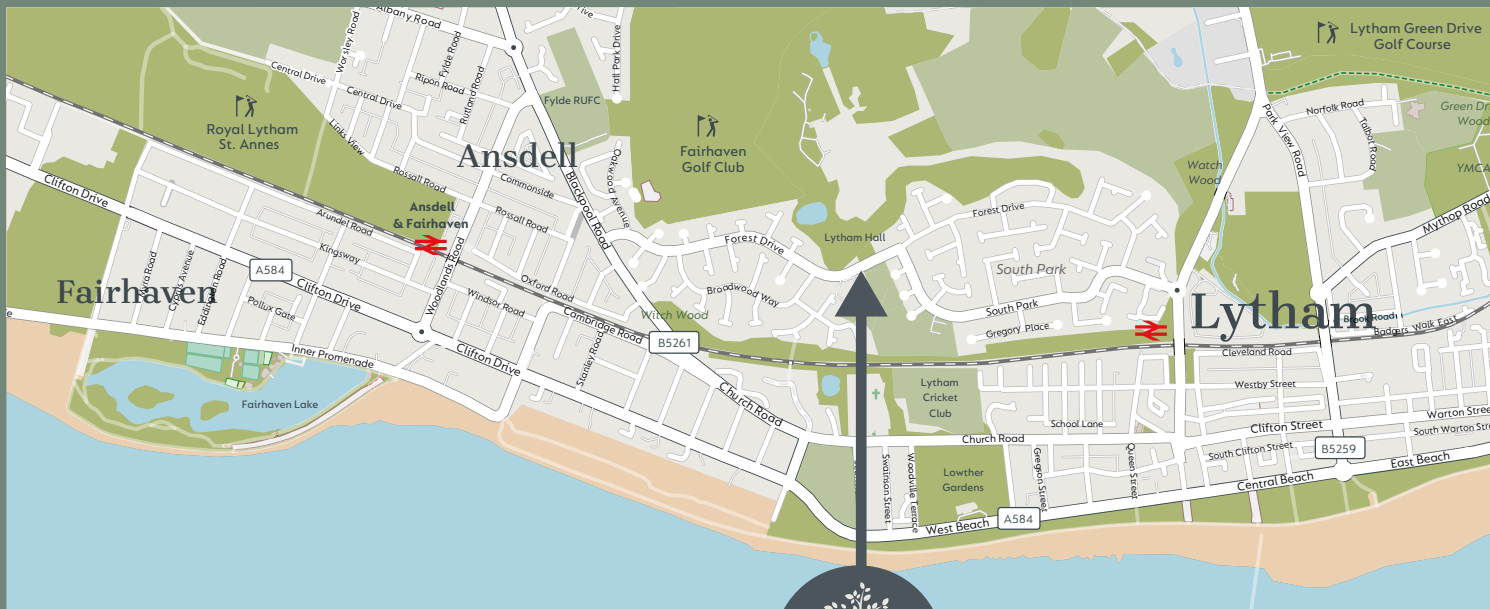
Closer still is Ansdell, nestled between Lytham and St Annes and just a few minutes walk from Forest Gate. Conveniently situated, Ansdell offers the perfect balance of proximity to amenities without the need to venture into Lytham. With its array of shops, Ansdell presents itself as a delightful and accessible destination for locals and visitors alike.



Perfectly Situated

Forest Gate offers convenient access to Lytham and the Fylde Coast with nearby train stations at Ansdell and Lytham.

These local stations provide access to Preston and the West Coast Mainline with direct trains to Manchester and London. Additionally, the M55 motorway allows easy travel to destinations like the Lake District, Manchester, Liverpool and Lancaster - all within a 60 minute drive.



Disclaimer: Although every effort has been invested to ensure the accuracy of this product specification, it serves as a general guide and may be subject to change during the construction process. Therefore, these details do not constitute or form any part of a contract.

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Forest Drive, Lytham Saint Annes, FY8 4PS



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