

# THE RESIDENCE

CLIFTON DRIVE SOUTH  
ST. ANNES



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The Residence is a development of 23 luxury apartments with their own allocated car parking space in a secure gated community

The Residence is in a unique central location within St. Annes, just a three minute walk to the famous promenade and one minute walk to St. Annes Square with its supermarkets, shops, cafes and restaurants. The Residence is directly across the road from Marks and Spencers

All the apartments have luxury fitted kitchens and white bathroom suites with stylish chrome taps and shower fittings

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# ST. ANNES

## THE LOCATION

St. Annes is a **'Classic Resort'** - bustling with great hotels, cafes, bars, 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.

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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.

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## THE LOCATION

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 FyldeCoast has an abundance of outstanding beaches, sand dunes, parks and golf courses.

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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.

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# GROUND FLOOR



PLOT	DESCRIPTION	m2.	ft2
1	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	69.6	749
2	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	66.6	716
3	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	77.7	836
4	1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE	58.3	627
5	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.9	827
6	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.9	827

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# 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

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# 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

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# 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

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# 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 electric oven, microwave, dish washer and washing machine



## MAIN BATHROOM

- \* Contemporary white bathroom suite with stylish chrome mixer taps to bath and basin
- \* Over bath electric instantaneous shower
- \* Shower screen
- \* Chrome heated towel rail Chrome LED spot lights
- \* Half-wall tiled in luxury marble-effect finish



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## EN-SUITE

- \* Contemporary white suite with glass shower cubicle
- \* Stylish chrome mixer tap to basin
- \* Electric instantaneous shower
- \* Chrome heated towel rail Chrome LED spot lights
- \* Half-wall tiled in luxury marble-effect finish

## INTERNAL FEATURES

- \* Electric heating and hot water provided by proprietary electric combination boilers
- \* Mains wired smoke and heat detectors
- \* TV aerial sockets in living room and bedrooms – wall mounted where appropriate
- \* Door entry system with remote door release to building entrance door

- \* Oak veneered solid core internal doors
- \* All walls and ceilings skim finished and painted vinyl matt white with acrylic eggshell to bathrooms
- \* All woodwork painted white gloss

## EXTERNAL FEATURES

- \* 10 year structural warranty
- \* Lift – providing access to all floors
- \* Landscaping to communal areas
- \* Mix of Juliet and walk-out balconies on the first, second, and third floors
- \* 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 the apartments exceed today's current standards.

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## BUILT BY

### **RCA RESIDENTIAL PROJECTS LIMITED**

8 AVROE CRESCENT  
BLACKPOOL, FY4 2DP

01253 489373



RCA RESIDENTIAL PROJECTS  
- LIMITED -

## SELLING AGENT

### **FRANK WYLES & CO**

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