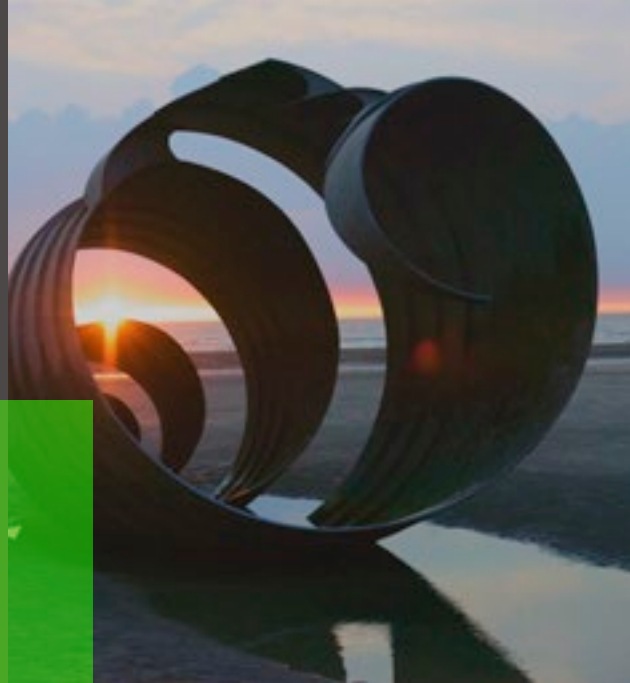




the Gables

St Annes



the location

St Annes is a 'Classic Resort' - bustling with great hotels, cafe, 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 beyond - 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.

Then there's golf, Lytham St Annes is internationally renowned for golf and has four courses, the most notable being the 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 Gables is a few minutes walk to both St Annes Square and the beach.

Tyson Construction was established in 1949 and has a long history of delivering residential developments for sale. Whilst the company is active across the North West it has built several apartment developments in Lytham St Annes from the late 1960's.

about us

the Gables

35-39 Orchard Road
Lytham St Annes
FY8 1PG



the Gables site plan

floor G

PLOT	DESCRIPTION	m ²	ft ²
1	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE - GARDEN TERRACE	75	807
2	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE - GARDEN TERRACE	70	753
3	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE - GARDEN TERRACE	70	753
4	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE - GARDEN TERRACE	74	797
5	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE - GARDEN TERRACE	75	807



floors 1 & 2

PLOT	PLOT	DESCRIPTION	m ²	ft ²
6	11	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	83	893
7	12	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	70	753
8	13	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	70	753
9	14	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	74	797
10	15	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	75	807

floor 1

floor 2



floor 3

PLOT	DESCRIPTION	m ²	ft ²
16	2 BED 2 BATHROOM - BALCONY OFF BEDROOMS AND LOUNGE	77	829
17	2 BED 2 BATHROOM - LONG BALCONY OFF BEDROOMS AND LOUNGE	83	893
18	2 BED 2 BATHROOM - LONG BALCONY OFF LOUNGE AND ONE BEDROOM	79	850
19	2 BED 2 BATHROOM - LARGE BALCONY OFF LOUNGE	98	1055



Our new homes are built to a top quality specification as standard. However, depending on the stage of construction we would be delighted to discuss any upgrades or changes you would like to make to the specification so that we can deliver a tailor-made new home to you.

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
Bosch 4 ring induction hob
Bosch integrated single electric oven
Bosch integrated microwave
Integrated fridge/freezer
Integrated dishwasher
Stainless steel canopy extractor hood & splashback
Under cabinet lighting
Chrome LED spot lights
Choice from a selection of floor coverings

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
LED mirror
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
LED mirror
Choice from a selection of wall tiles and floor coverings

the
Gables

INTERNAL FEATURES

Choice from a selection of carpets and floor coverings for the whole apartment
"A" rated gas central heating combi boiler with white thermostatically controlled compact radiators
Video entry system
Mains wired smoke and heat detectors
TV aerial sockets in lounge, living room and bedrooms
– wall mounted where appropriate
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 NHBC structural warranty
Lift – providing access to all floors
Landscaped communal garden
Secure gated entry
Garden terrace to ground floor apartments
Apartment entrance door with multi point locking
Allocated car parking space per apartment
Bin store and bike store



THIS BROCHURE DOES NOT FORM A CONTRACT
PLANS ARE CORRECT AT TIME OF PRINTING - THE PLANS ARE SUBJECT TO CHANGE

the Gables

35-39 Orchard Road
Lytham St Annes
FY8 1PG

BUILT BY

TYSON



@buildingwithyou

www.tysonconstruction.co.uk

SOLD BY



21 Orchard Road | St Annes | FY8 1RY

t 01253 713695

e sales@frankwyles.com



@frankwyles

www.frankwyles.com