



**The Atrium**  
Lytham St. Annes



# St. Annes

St Annes is a Victorian town sitting on the Fylde Coast officially founded on 31 March 1875 when the cornerstone of the St Anne's Hotel was laid. It retains much of its original character today, a traditional quiet Victorian/Edwardian seaside resort with up-market hotels, a sandy beach, donkeys, a small Pier and ice cream stalls. Sand dunes fringe the beach and the town has an excellent, but little-known sand dune nature reserve and boasts beautiful floral displays.

St Annes and Lytham sit together on the Fylde coast as neighbours forming Lytham St Annes.



St Annes is situated on the northern side of the turning and overlooking the Irish Sea. St Annes centre has an excellent retail area, consisting of wide avenues lined by late Victorian, Edwardian and 1920s Villas set behind well-stocked floral bordered areas throughout the centre of the town, ensuring the area retains its prestigious feel that the wealthy Victorian mill owners created when the town was first built in the late 19th century.

The Atrium is excellently located in St Annes, easy walking distance to the main shopping area, beach, promenade, Pier, train station, Carnegie Library, hospital and several championship golf clubs. Road and train commuters are also well serviced. Road connections are excellent with

the M55 within 5 minutes drive connecting to the comprehensive North- West motorway network and regular trains to Preston from St Annes station connects commuters onto the Glasgow to London service.

Internationally, the area is famous for its' golf with Lytham St Annes Golf club being on the "Open Championship rota. However, it is not the only quality course in the area with Open qualifiers often held at Fairhaven, St Annes and Lytham Green. This makes St Annes a great choice for the golf enthusiast who yearns for a variety of the UK's top championship golf courses right on their doorstep.





## Site Location

### St. Annes, Lytham

St Annes is a haven of peace and tranquility boasting a preserved heritage largely through the Victorian Pier continuing its status as an original seaside resort. Take a step back in time as you stroll along the promenade past the bandstand and gardens, on to the beach there are donkey rides for the kids while you can take in the stunning views. There is also beautiful Ashton Gardens which is truly inspiring as well as being a very tranquil part of St Annes.



## › Site Plan

St. Annes, Fairhaven Road

Stroll out of The Atrium onto Fairhaven Road and decide on turning left onto the South Promenade for a walk down to the pier or turn right and within half mile find yourself at one of the most prestigious sporting locations in the UK, Royal Lytham Golf Club.



# ▶ The Atrium

## Ground Floor Plan

**Type A**  
**2 Bed Apartment**  
 Size 737sqft  
 No. Apts 2

**Type B**  
**2 Bed Apartment**  
 Size 701sqft\*  
 No. Apts 4

**Type C**  
**2 Bed Apartment**  
 Size 867sqft  
 No. Apts 2

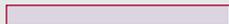
\*Unit 1 Size 706sqft & Unit 8 Size 705sqft



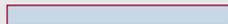
# ➤ The Atrium

## First & Second Floor Plan

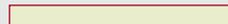
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**2 Bed Apartment**  
 Size 737sqft  
 No. Apts 4



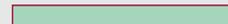
**Type B**  
**2 Bed Apartment**  
 Size 701sqft  
 No. Apts 4



**Type C**  
**2 Bed Apartment**  
 Size 867sqft  
 No. Apts 4



**Type D**  
**2 Bed Apartment**  
 Size 721sqft\*  
 No. Apts 4



**Type E**  
**2 Bed Apartment**  
 Size 663sqft  
 No. Apts 4



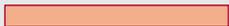
\*Unit 17 & 27 Size 749sqft



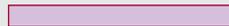
# ▶ The Atrium

## Third Floor Plan

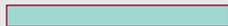
**Type F**  
**2 Bed Apartment**  
 Size 1259sqft  
 No. Apts 1



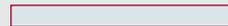
**Type G**  
**2 Bed Apartment**  
 Size 1528sqft  
 No. Apts 1



**Type H**  
**2 Bed Apartment**  
 Size 1410sqft  
 No. Apts 1



**Type I**  
**2 Bed Apartment**  
 Size 1722sqft  
 No. Apts 1



# Specification - The Atrium

## Kitchens:

Choose from a large selection of contemporary and traditional kitchens from the range supplied by Moores:

- Brushed chrome down lights
- Whirlpool stainless steel oven, hob & extractor

## Bathrooms and En Suites:

- Roca white sanitary ware throughout
- Brushed chrome down lights come as standard
- Chrome heated towel rail
- A large selection of tiles are available to choose from\*
- Wall tiling to bathroom/en-suites

## Heating:

- Gas central heating
- Baxi Combi heating system (or similar)

## Internal Fixtures and Fittings:

- 2/4 panel satin wood internal doors with brushed chrome door furniture
- Brushed chrome switches and sockets are provided to the kitchen/dining area
- TV sockets are standard to the lounge and master bedroom (further sockets are available upon request at the relevant build stage)
- Mains powered smoke detectors fitted

## External Features:

- 100% Car Parking to the rear
- Communal Landscaping

## Warranty:

- We offer a 10 year structural guarantee

## Facilities:

- This development also benefits from a lift.

## Upgrades:

- We offer a full range of upgrade options from tiles to finishes

\*Dependant on build stage







## ► Royal Lytham & St Annes Golf Club

Golf is only one of the many sporting facilities in the area. Amongst the local bowling, rugby, football, hockey and tennis clubs, there are plenty of water sports available at Fairhaven Lake which is nestled between St Annes and Lytham, a salt water lake positioned directly on the coast next to Granny's bank and Stanner Bay. Personal contracts can be obtained for your own craft.

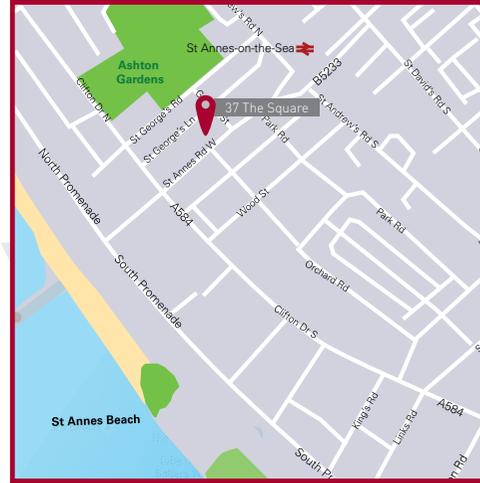
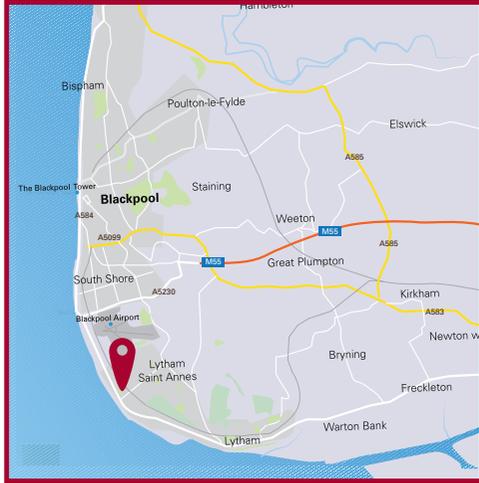


## ➤ Beach

**Fancy this view at the end of your morning stroll...**

From South Promenade there are spectacular views from here across the large sand dunes which flank the seaward side of the road. Naturally formed these provide a natural breaker to the atlantic breeze which forms the landscape for the annual Windsports Regatta.

**St Annes is truly a beautiful and historical place to live to enjoy the very best the region of Fylde can offer its residents.**



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