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Apartment 106, Broadway  
One Dallam Avenue,  
Morecambe, LA4 5FD

## Broadway One, Dallam Avenue, Morecambe

# *The property at a glance*



- Impressive First Floor Apartment - Offered With No Chain!
- Fabulous Terrace Enjoying Panoramic Views
- Two Double Bedrooms
- Family Bathroom & En-Suite To Master
- Open Plan Living Space/ Kitchen
- Prestigious Development
- Tenure: Leasehold
- Property Band: C
- EPC: C
- Excellent Transport Links To Lancaster/ Lake District etc.



Get in touch today

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# £325,000

# Get to know the property



Situated on Broadway Sea Front in the charming town of Morecambe, this delightful and well appointment apartment offers a perfect blend of comfort and modern living. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat by the coast.

The main bedroom boasts a luxurious walk-in wardrobe and an en-suite bathroom, providing a private sanctuary for relaxation. The second bathroom adds convenience for guests and family alike. The heart of the home is the open aspect Siematic kitchen and living area, designed to create a warm and inviting atmosphere for entertaining or simply enjoying quiet evenings in.

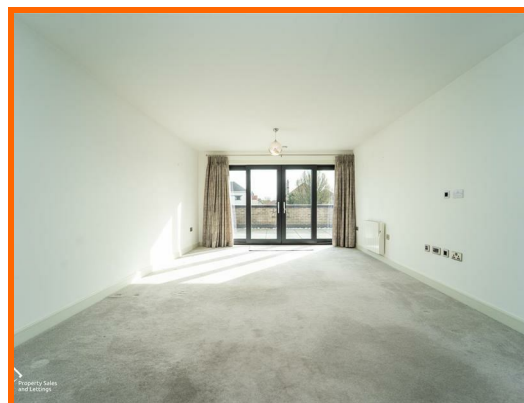
One of the standout features of this property is the breathtaking panoramic views to be enjoyed from the privacy of your terrace. Imagine waking up to the stunning scenery and enjoying the beauty of the coastline from the comfort of your own home.

This apartment is not just a place to live; it is a lifestyle choice, offering both comfort and a connection to the natural beauty of the area. With its modern amenities and prime location, this property is a must-see for anyone looking to embrace the charm of Bare, Morecambe.

For further information, please contact the office at your earliest convenience.

NB. A,I has been used to furnish some rooms to give a good example of what the property looks like furnished.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.





## Hall

Smoke alarm, Rointe electric radiator, doors to utility rooms 1 & 2, family bathroom, reception room 1, bedrooms 1 & 2, intercom.

## Open Plan Reception Room/ Kitchen

2 x UPVC double glazed windows, UPVC double glazed sliding door to terrace, 2 x Rointe electric radiators, smoke alarm, 5 x spot light points, Siemens kitchen with quality Neff appliances including; range of wall and base units, laminate worktops, 4 ring electric hob, high rise electric oven, extractor fan, stainless steel sink with mixer tap, built-in microwave, fridge freezer and dishwasher, Quooker tap, glass mirrored splash back, laminate floor, wine cooler.

## Utility Room 1

High fibre optic broadband and plumbing for washing machine.

## Utility Room 2

Useful storage space.

## Bedroom 1

UPVC double glazed window, Rointe electric radiator, walk-in wardrobe with lighting, door to en-suite.

## En-Suite

Villeroy & Boch units comprising; wall mounted sink with mixer tap, floor mounted WC with dual flush press plate, large direct feed shower, rainfall head, half tiling to complement the tiled floor, extractor fan, 4 x spot light points, electric towel rail, large lit wall mounted mirror.

## Bedroom 2

UPVC double glazed window, Rointe electric radiator, built-in shelving.

## Family Bathroom

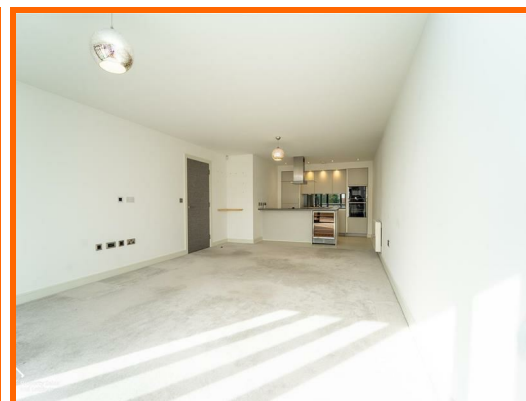
Villeroy & Boch units comprising; floor mounted WC with dual flush press plate, wall mounted sink with mixer tap, panelled bath with mixer tap and rinse head, half tiling to complement the tiled floor, large mirror and vanity shelf, 4 x spot light points, extractor fan, electric towel rail.

## Terrace

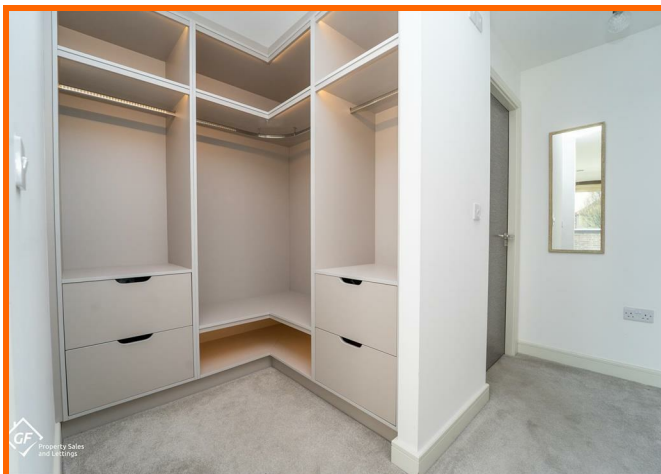
Expansive, private paved area overlooking the sea.

## Allocated Private Parking Space

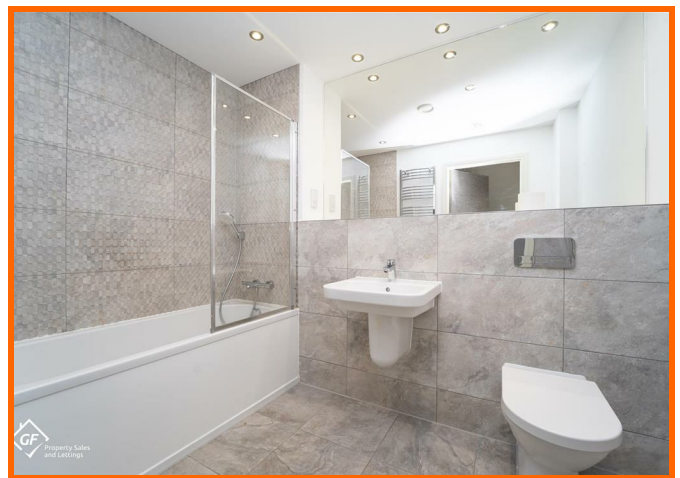
In secure, gated underground carpark.



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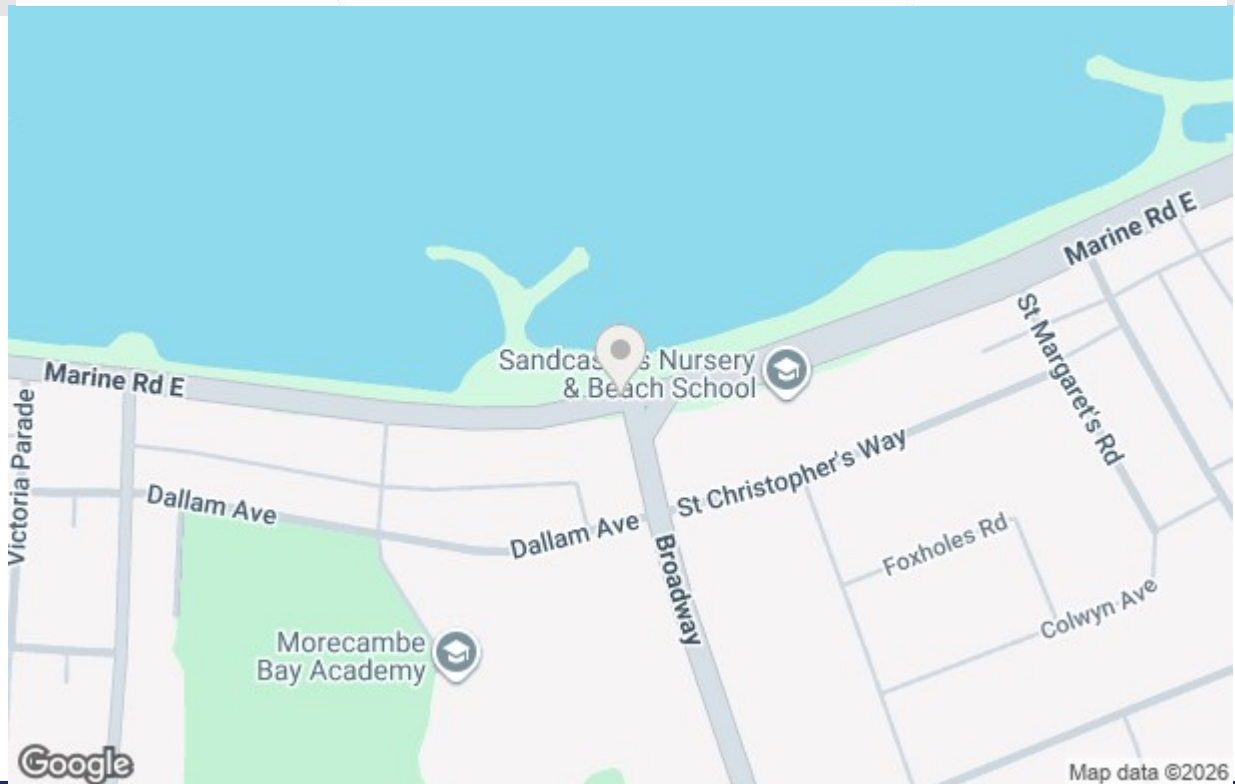
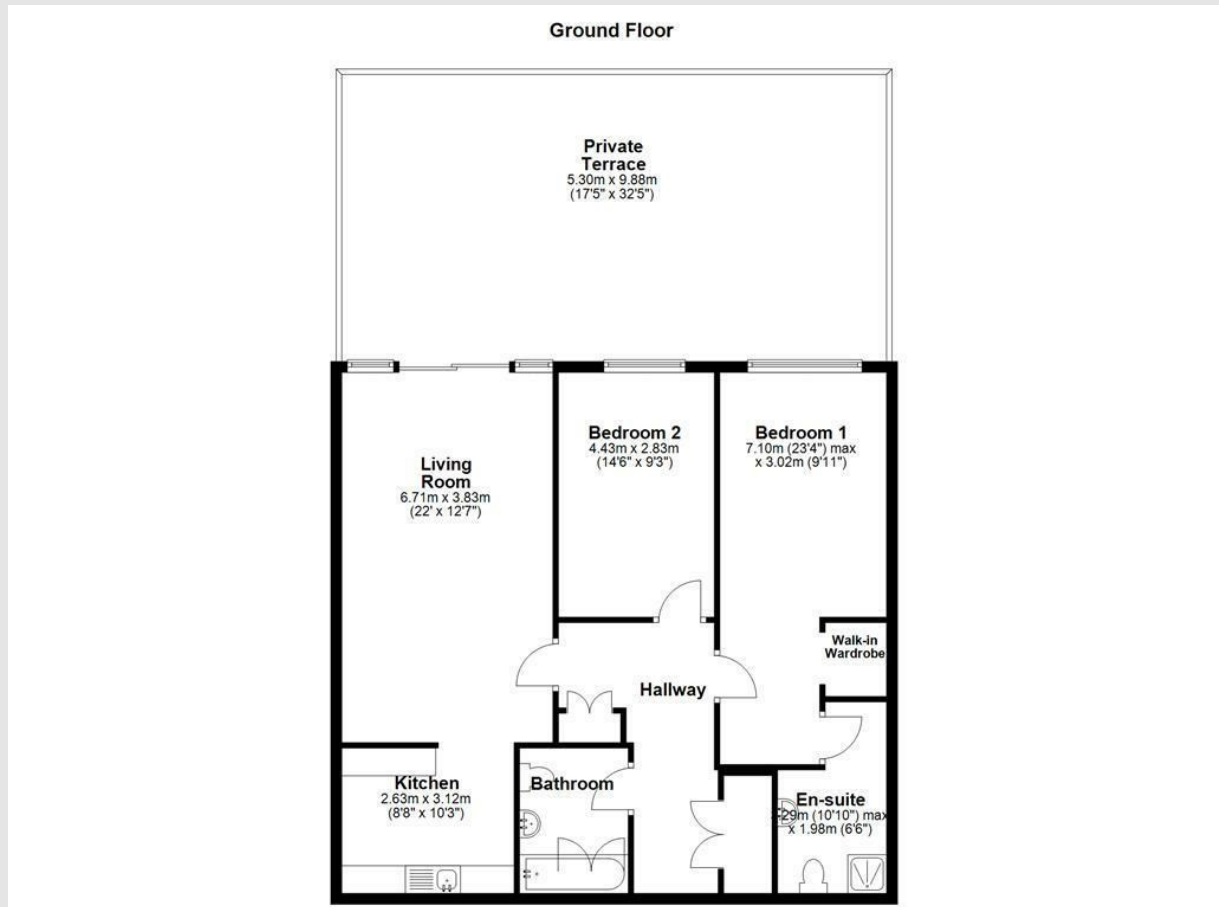
Get in touch today

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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(65-80) <b>C</b>			(65-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC