

THE
BROADWAY

Stanton
BESPOKE HOMES

PORCELANOSA


Villeroy & Boch
1748

Mark Leigh
SieMatic

MAJIK HOUSE

hansgrohe


LABC

INTRODUCTION

The Broadway Morecambe – Taking centre stage on the Promenade and changing the skyline forever, this iconic new development is going to be one of the areas most sought after addresses.

Stainton Bespoke Homes has an enviable reputation for providing the highest quality finish to their homes, as can be demonstrated by their previous award winning developments in Morecambe, "The Parks" and "Elms Hall".

It is this attention to detail that has resulted in M H Stainton receiving 18 Building Excellence Awards, including winning 2 national awards for the "Best in the Country".



PANORAMIC **VIEWS**



It is not difficult to understand why the outlook over Morecambe Bay is often referred to as the "Million Dollar View". With stunning views of the Lakeland Hills, Scafell, Conistown Old Man and the Langdale Pikes, you will never tire of the spectacular scenery across the vast 174 square mile bay, which boasts of some of the most breath-taking sunsets.



CONTEMPORARY, OPEN PLAN LIVING...

A choice of 1,2 and 3 bedroom apartments.
Combining the ultimate in luxury with the
latest technology and designed to take full
advantage of the stunning views.



EXCEPTIONAL **SPACE**









SIGNATURE FINISH



Offering a bespoke service, you will have the opportunity to customise your apartment with a choice of finishing touches.

THE *Stanton* SIGNATURE IS A MARK OF QUALITY.



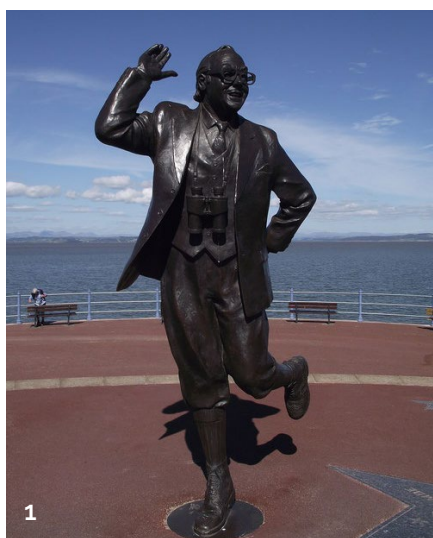
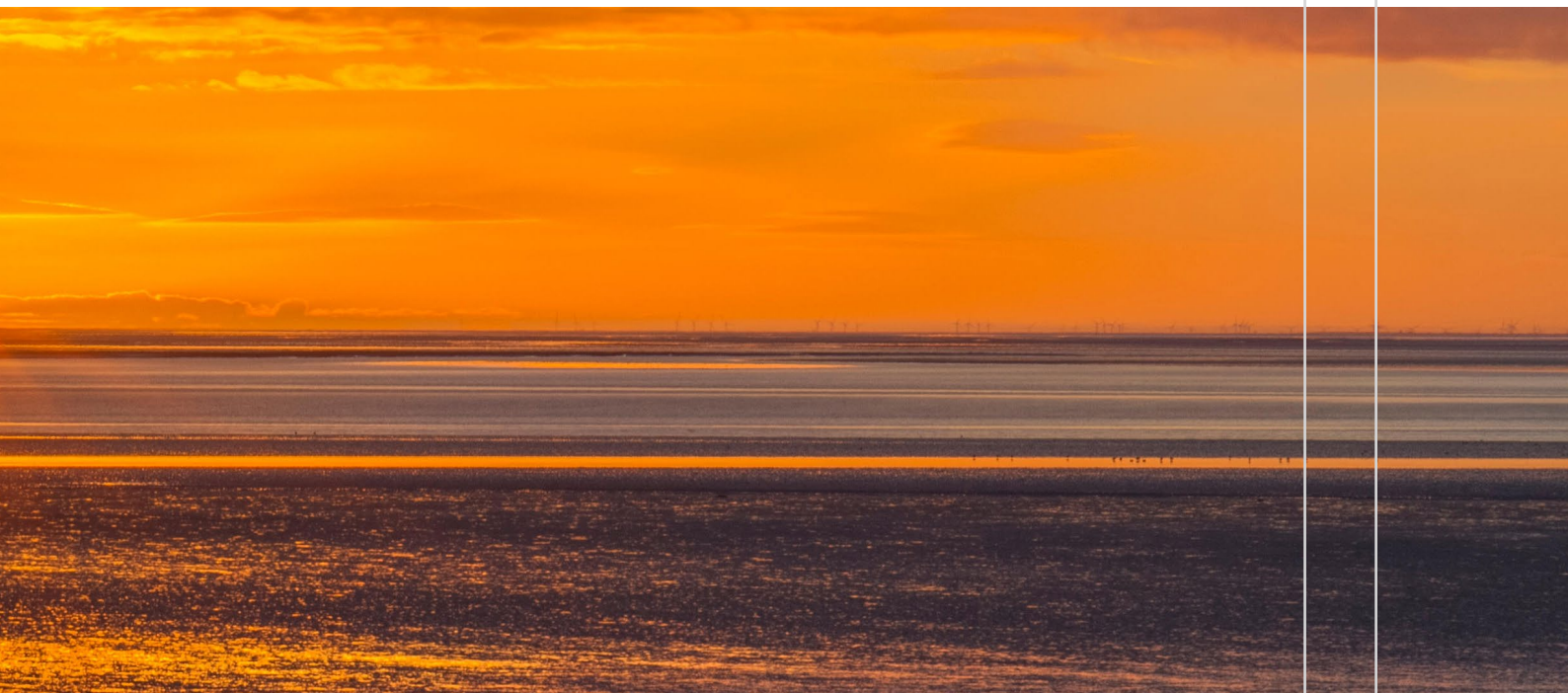
MORECAMBE BAY

**THE MOTTO IS "BEAUTY SURROUNDS, HEALTH ABOUNDS"
AND YOU CAN CERTAINLY TAKE ADVANTAGE OF THIS
AS YOU BREATHE IN THE FRESH SEA AIR.**

The Broadway is ideally situated between Bare Village to the right and Morecambe Town Centre to the left, both of which are only a short walk away, along the Promenade.

Morecambe is currently enjoying something of a renaissance, and here are just some of the amenities the local area has to offer:

- Only a 30 minute drive to the stunning Lake District
- A great selection of places to eat and drink, from snacks to fine dining.
- 3 local golf clubs.
- Various annual festivals and music events, including the acclaimed "Vintage by the Sea".
- The transport links have been given a major boost following the completion of the Bay Gateway in October 2016, giving easy access to the M6, together with 2 local railway stations, Morecambe and Bare Lane which connect to the main line in Lancaster.
- The Historic city of Lancaster is only a 10 minute drive away.



1. Eric Morecambe statue
2. Cormorant sculpture on the rocks
3. Morecambe beach and promenade

SIGNATURE SPECIFICATION

INTERNAL

- The Ultimate in German Engineered Kitchens - Siematic by Mark Leigh of Lancaster with a choice of fitted furniture finishes, to include fully integrated A-rated NEFF Appliances, ceramic hob, oven, microwave, fridge freezer, dishwasher, extractor, sink and tap.
- Bathrooms and en-suites by Villeroy & Boch.
- Choice of tiling from Porcelanosa (by Royal appointment) to bathroom and en-suite.
- Taps and Showers by HansGrohe
- Utility space housing the eco hot water cylinder, MVHR unit and provision for a washing machine and tumble dryer.
- Mechanical Ventilation and Heat Recovery (MVHR) - Energy Efficient System to provide fresh air throughout the Apartment, maintain humidity levels, and recover heat from air being extracted.
- Heating by dynamic efficiency electric radiators electronically controlled.
- Contemporary Grey Four-Line doors matched with the latest designer Milano door handles
- Stainton Bespoke skirting and architrave featuring deco inspired detailing.
- High speed internet access

EXTERNAL

- Architectural powder coated aluminium framed glazing and sliding door systems.
- Glazed Juliet Balconies to Sliding Door openings
- High Performance Thermally efficient external façade, acoustically engineered by Sol Acoustics
- Fully designed and landscaped garden and seating areas, including decorative lighting
- Visitor Parking with electric car charge point

SECURITY & ACCESS

- Secure ground floor allocated parking with Two 8 Person lifts by Schindler to all floors.
- Low Energy LED Security Lighting and CCTV Security Cameras
- Secure Audio door entry system.
- Secure Electric gates to all entrances
- Selected apartments allocated two parking spaces.

BESPOKE ADDITIONS AVAILABLE

- Designed, handcrafted, dressing rooms
- Integrated Music Systems
- Mood lighting control and lighting upgrades
- Motorised Curtains and Blinds



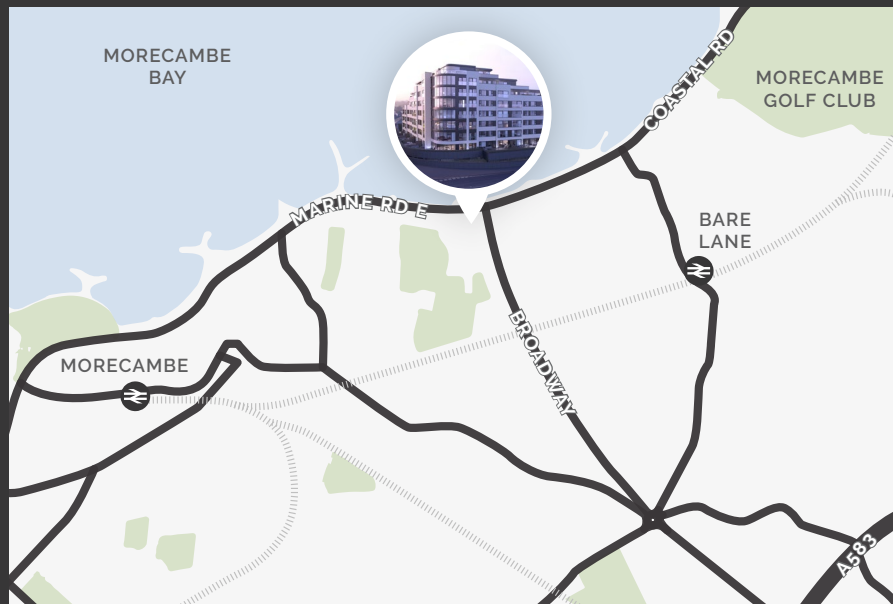
Every apartment carries the LABC 10 year warranty against structural defects

The Broadway (SPV) Ltd has published this brochure as an information guide only. It does not form any part of a contract of sale. The company reserves the right to alter the specification as necessary and without notice

GET IN TOUCH

REGISTER YOUR INTEREST AT
WWW.THEBROADWAYMORECAMBE.CO.UK

LOCATION



The Broadway is situated off the A589 (Broadway) facing out to Marine Road East and Morecambe Bay.

 15 minute walk from Morecambe station and Bare Lane station

FOR MORE INFORMATION CONTACT:

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