



Apartment 107, Broadway One
Dallam Avenue, Morecambe,
LA4 5FD

Apartment 107, Broadway One, Dallam Avenue, Morecambe

The property at a glance

2  2  1 

- Luxury First Floor Apartment
- Two Double Bedrooms; En Suite & Dressing Area to Master
- Open Plan Lounge/ Kitchen/ Dining Space
- Secure Gated Complex
- Allocated Underground Parking
- Large Outdoor Terrace
- Breathtaking Sea Views Across To The Lakeland Hills
- Council Tax Band C
- Leasehold 996 Remaining £108.84 pcm
- EPC Rating C

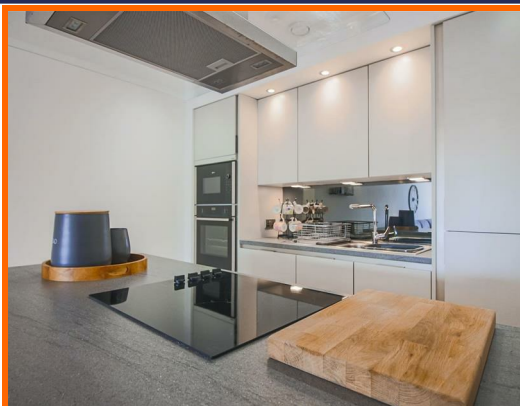


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£330,000

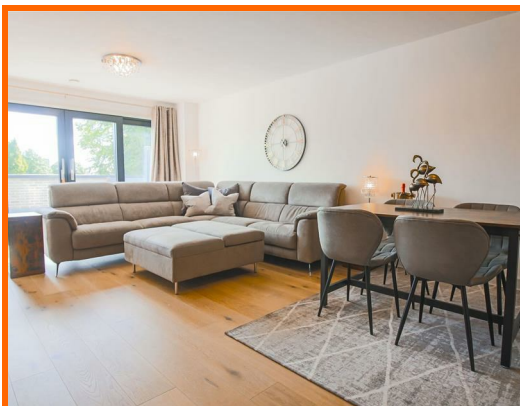
Get to know the property

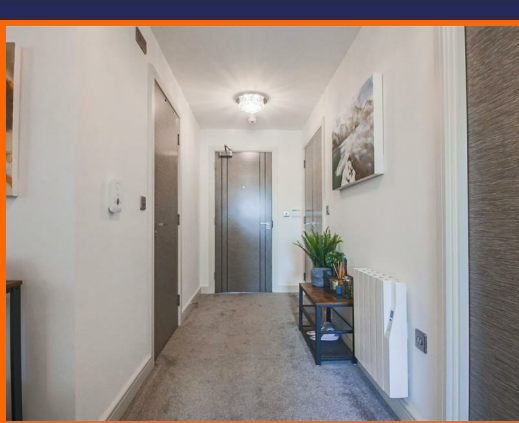


Stunning first floor apartment with breathtaking sea views across Morecambe Bay towards the Lakeland Fells - own a share of the freehold set in the prestigious apartment complex known as 'The Broadway' which was built by the award winning M H Stainton Homes.

This beautifully presented, two bedroom apartment is finished to an exceptionally high standard with quality fixtures and fittings throughout. The welcoming hallway benefits from a built in cloaks cupboard and utility cupboard, and provides access to all rooms of the apartment.

At the end of the hall is the generous, contemporary style open plan living space with a sleek, modern Siematic kitchen with quartz worktops, incorporating a quartz breakfast bar area and fully integrated Neff appliances including oven, microwave, induction hob with extractor hood above, fridge freezer, dishwasher and drinks fridge/wine cooler. To the lounge area there are double glazed French doors opening to an impressive roof terrace - affording breathtaking views over the bay with plenty of room for seating/ dining area.





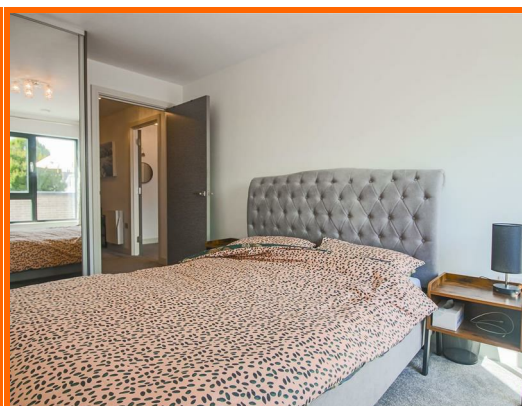
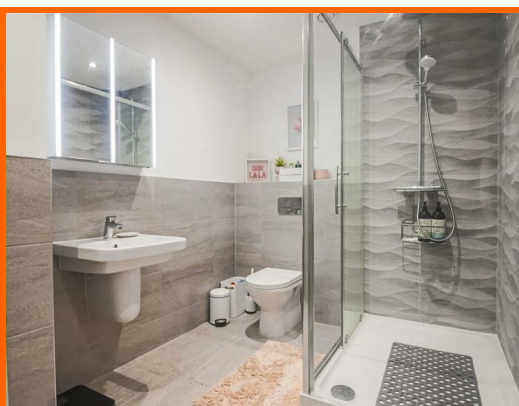
Both bedrooms are good size double rooms with bay views; the master bedroom boasts a dressing/walk in wardrobe area and a stylish en suite shower room and bedroom two also benefits from a fitted wardrobe. The main bathroom suite offers a bath with wall mounted shower, wash hand basin and concealed cistern WC, tiled to complement. Both the en suite and bathroom offer Villeroy & Boch suites with attractive Porcelanosa tiling in grey to complement.

Further benefits to the property include a telephone entry system, high performance glazing to the windows, dynamic efficiency electric radiators, mechanical heat recovery ventilation system and externally, a secure underground parking space.

The apartment block is immaculately kept throughout and benefits from lifts to all floors.

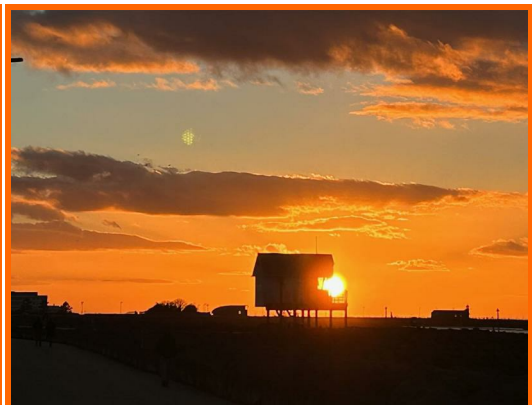
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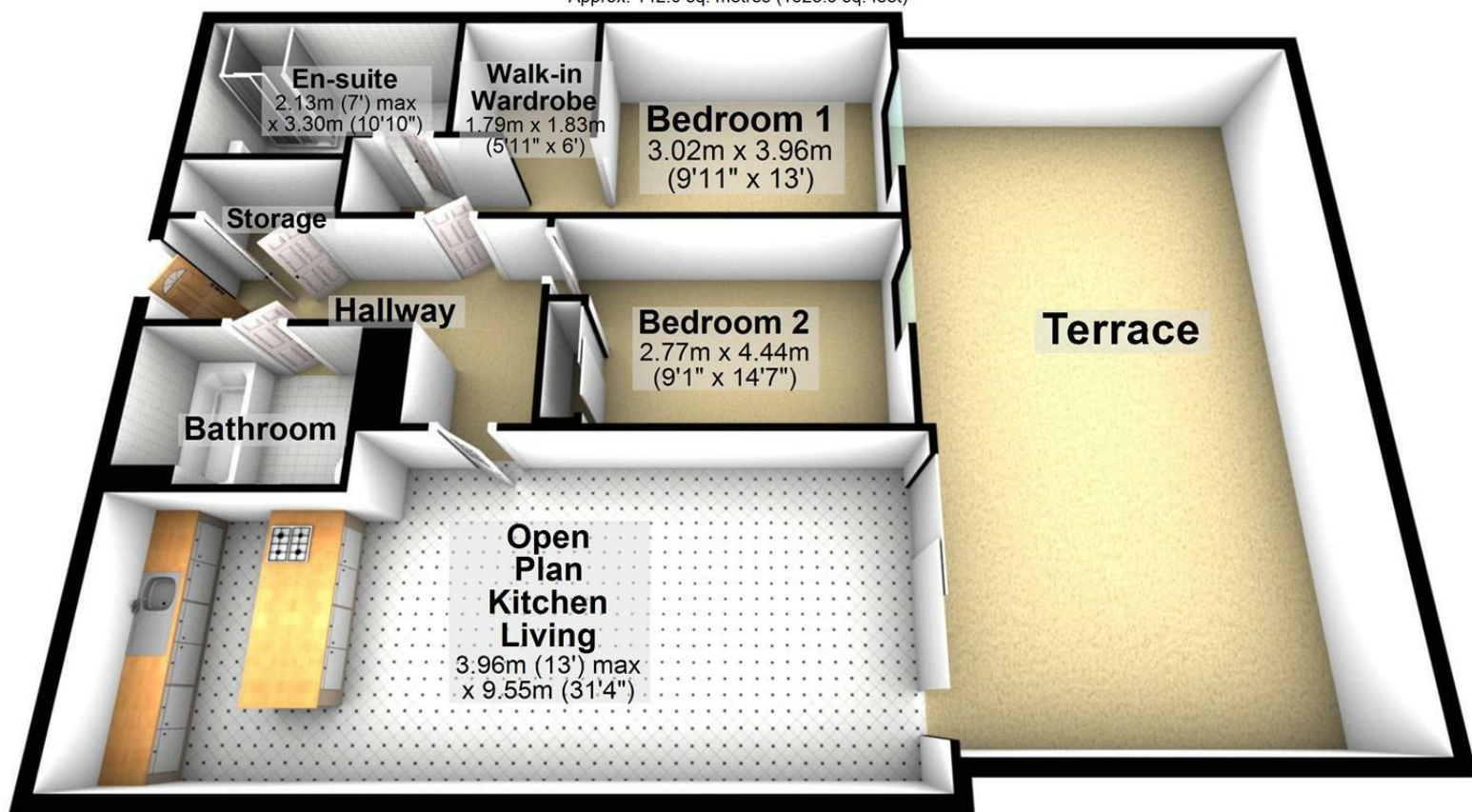
**Apartment 107, Broadway
One Dallam Avenue,
Morecambe, LA4 5FD**





First Floor

Approx. 142.0 sq. metres (1528.9 sq. feet)



Total area: approx. 142.0 sq. metres (1528.9 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	