



Apartment 605, Broadway  
One Dallam Avenue,  
Morecambe, LA4 5FD

Apartment 605, Broadway One, Dallam Avenue, Morecambe

## ***The property at a glance***

2  2  1 

- Impressive Sixth Floor Apartment
- Panoramic Sea Views
- Two Double Bedrooms
- Bathroom & En-Suite
- Open Plan Kitchen / Lounge
- East, South and West Facing Balconies
- Tenure: Leasehold
- Property Banding: C
- EPC: C
- Sought after location cornering Broadway & Marine Road East

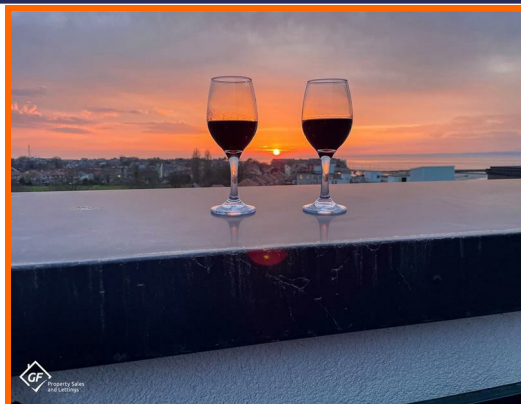
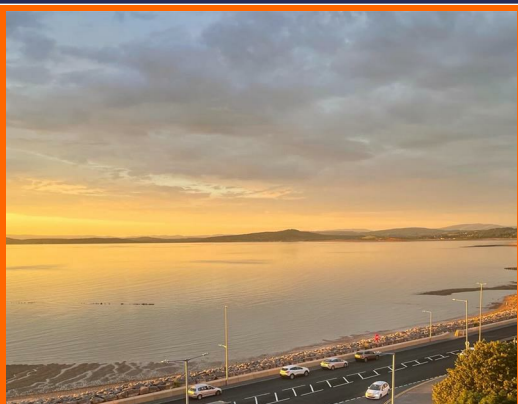


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# **£425,000**

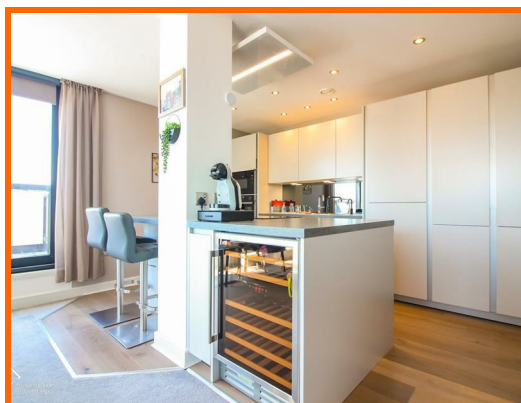
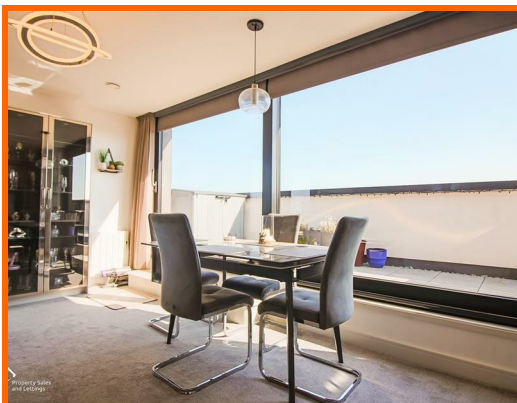
# *Get to know the property*



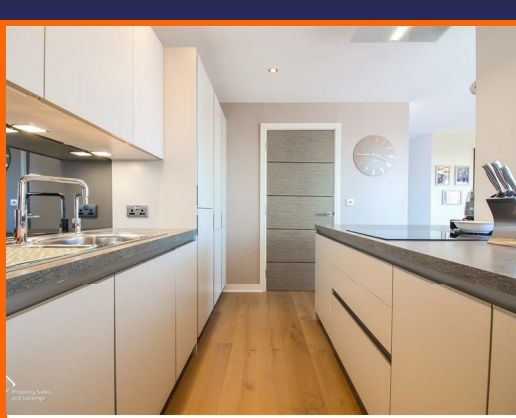
Nestled on Marine Road East in the charming coastal town of Morecambe, this stunning sixth-floor apartment offers a unique blend of modern living and breathtaking natural beauty. Spanning an impressive 1,141 square feet, the property was built in 2019 and boasts two well-appointed bedrooms, including a master suite complete with an en-suite bathroom and a spacious walk-in wardrobe.

The heart of this home is its impressive open-plan kitchen and living area, designed to maximise the spectacular panoramic sea views that stretch across to the Lake District. This space is perfect for both entertaining and relaxing, with inviting wrap-around balconies that allow you to soak in the stunning surroundings. The fully fitted SieMatic kitchen is equipped with top-quality Neff appliances, ensuring that both cooking and dining experiences are of the highest standard.

In addition to its aesthetic appeal, the apartment offers practical features such as gated underground parking, providing convenience and security. The sought-after location ensures easy access to the picturesque landscapes of the Lake District, making it an ideal base for outdoor enthusiasts and those who appreciate nature.







## Hallway

This exceptional apartment is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, luxury, and stunning views. This property is a rare find that promises to impress. Door to entrance hall, two UPVC windows with Duette blinds, Rointe electric radiator, smoke alarm, intercom, door to lounge/ kitchen, bedroom 1, bedroom 2, bathroom, storage cupboard and tilt and turn door to balcony.

## Kitchen

SieMatic kitchen with Neff appliances, mix of wall and base units with laminate worktops, large kitchen island, oven in high rise unit, induction hob, 'Aironex' extractor, acrylic splash back, 1 1/2 bowl sink with Insinkerator waste disposal and Quooker mixer tap, integrated microwave, dishwasher, fridge/freezer, freezer, larder unit, recycling drawer, spotlights, extractor for heat recovery, breakfast bar, USB ports, Egger laminate flooring, door to utility cupboard, space for large wine cooler and open plan with lounge area.

## Utility Cupboard

Laminate worktop, high-speed fibre-optic broadband feed, hot water tank, heat recovery unit and space for washing machine.

## Lounge Area

Two Rointe electric radiators, heat recovery vent, USB ports, television point, remote control black out blinds, media wall with lighting, broadband router point, display cabinet, two sliding doors onto East, South and West facing balcony.

## Bedroom One

Rointe electric radiator, heat recovery vent, two wall lights with reading lights, USB ports, television point, dressing room area, built-in wardrobes with lighting, Pirouette blinds controlled via Power View app, sliding door to East facing balcony and door to en-suite.

## En-Suite

Villeroy & Boch sanitaryware and hansgrohe fittings comprising of dual flush WC, wall mounted wash basin with mixer tap, shower cubicle with direct feed rain shower and rinse head attachment, Porcelanosa partially tiled surround, electric towel rail, heat control extractor, full-size mirror and Porcelanosa tiled flooring.

## Bedroom Two

Rointe electric radiator, heat control vent, USB ports, television point, two UPVC tilt and turn doors with Duette blinds to East facing balcony.

## Bathroom

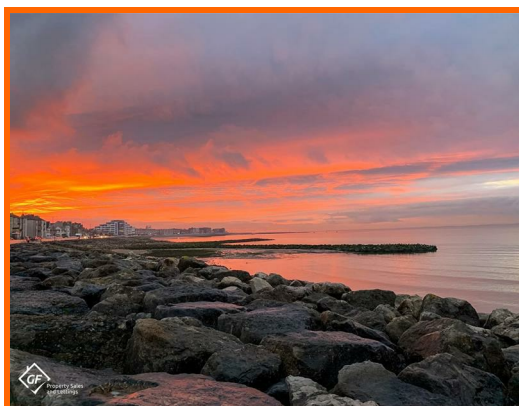
Villeroy & Boch sanitaryware and hansgrohe fittings comprising of dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse shower-head attachment and glass screen, Porcelanosa partially tiled surround, electric towel rail, shaving point, spotlights, heat control extractor, full-size mirror and Porcelanosa tiled flooring.

## External

Gated visitor car park area with disabled parking and a Rolec electric car charging point, bicycle storeroom, maintained flower-beds around the building.

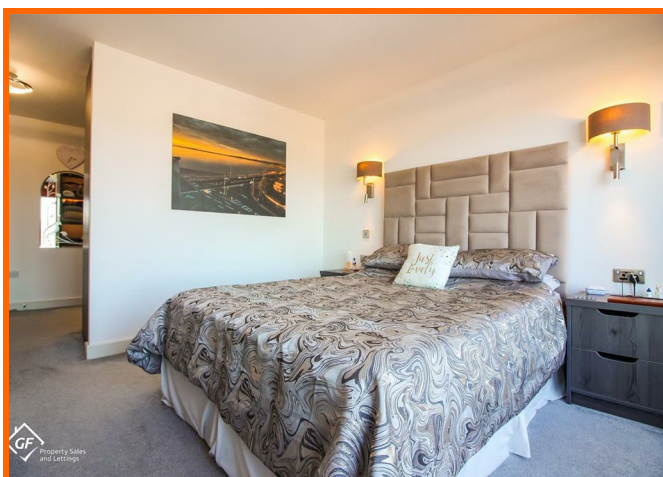
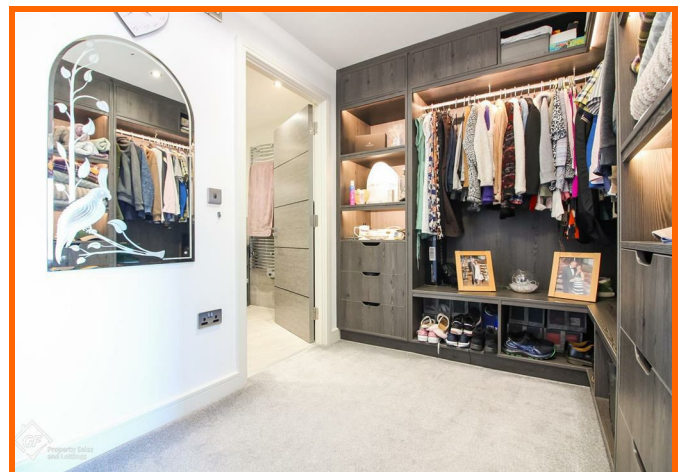
## Balconies

East facing balcony paved with granite flags, glass panels for spectacular views over Morecambe Bay and the Lake District. South and West facing balconies paved with granite flags for all-day sun and stunning sea-view sunsets.



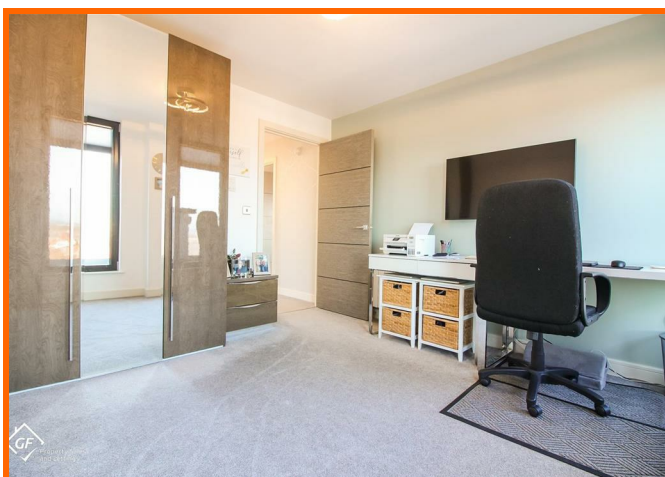
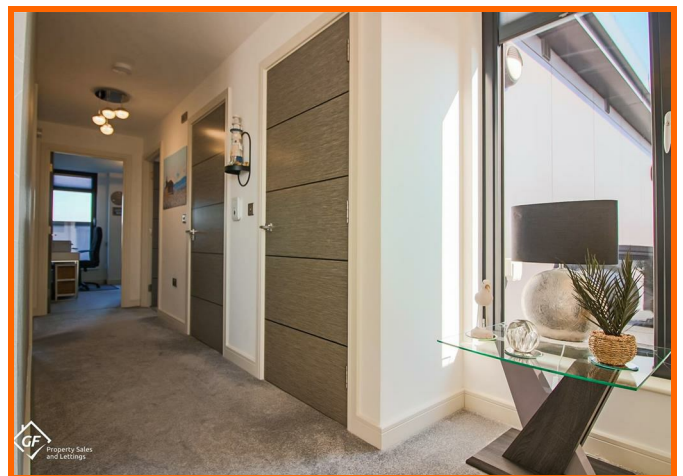


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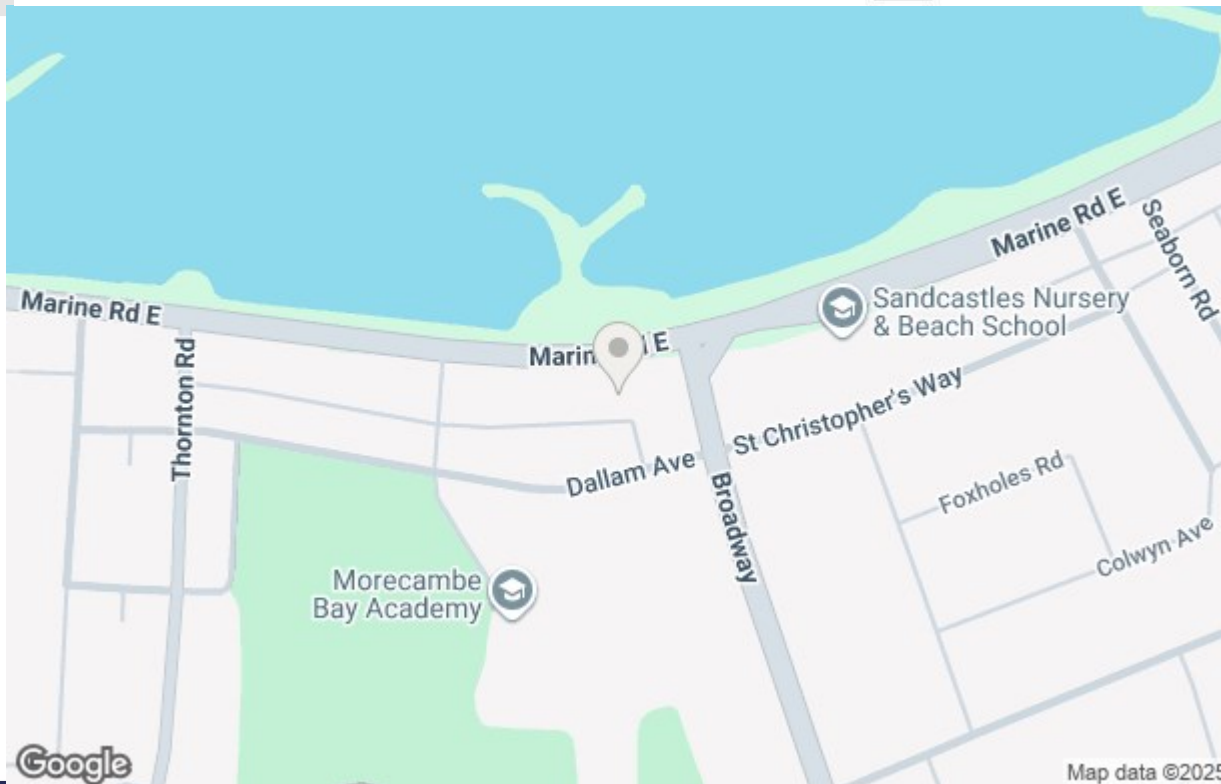
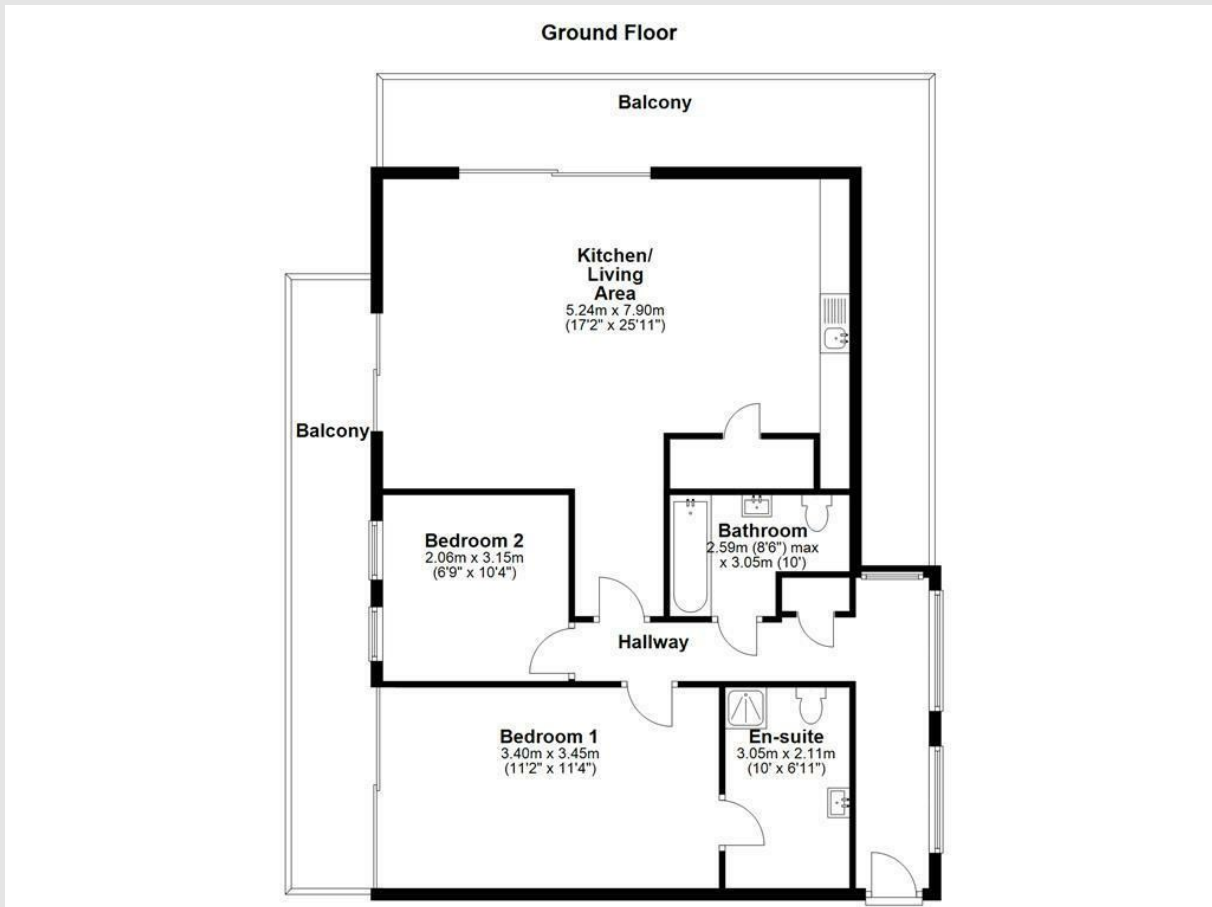
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# Take a nosey round



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

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