



201 Broadway One Dallam  
Avenue, Morecambe, LA4

EPC

201 Broadway One, Dallam Avenue, Morecambe

## *The property at a glance*

2  2  1 

- Second Floor Apartment
- Offered With No Chain Delay!
- Stunning Sea Views
- Open Living Room /Kitchen
- Two Bedrooms
- Bathroom & En-Suite Shower Room
- Lift & Stair Access
- Tenure: Leasehold
- Property Banding: C
- EPC: B



Get in touch today

01524 401402  
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# £295,000

# Get to know the property



Located along the picturesque sea front in Morecambe, this delightful second-floor apartment offers a unique blend of comfort and stunning coastal views. With two well-proportioned bedrooms, this property is perfect for those seeking a serene retreat by the sea. The open-plan kitchen is designed for modern living, providing a seamless flow into the reception area, ideal for entertaining or simply enjoying the breathtaking scenery.

The apartment boasts two bathrooms, including an en-suite shower room, ensuring convenience and privacy for residents and guests alike. The highlight of this property is undoubtedly the spectacular sea views that can be enjoyed from the comfort of your own home, creating a tranquil atmosphere that is hard to resist.

Whether you are seeking a permanent residence or a holiday retreat, this apartment on Dallam Avenue presents a wonderful opportunity to embrace the coastal lifestyle. With its prime location and modern amenities, this home is sure to attract those who appreciate the beauty of Morecambe's seafront living.





## Entrance Hall

Door into entrance hall, intercom, smoke alarm, doors to living room/kitchen, bedroom one, two, bathroom and storage cupboards.

## Living Room/Kitchen

Two UPVC windows, Two radiators, mix of wall and base units with laminate worktops, oven in high rise unit, four ring electric hob with extractor fan, one and a half bowl sink with mixer tap, acrylic splashback, integrated fridge/freezer and microwave, under unit lighting, spotlights, smoke alarm, extractor for heat recover system, laminate flooring, TV point and UPVC double doors on Juliet balcony.

## Bedroom One

UPVC window, radiator, heat recovery vent, built in wardrobes with lighting and door to en suite.

## En Suite

Dual flush WC, wall mounted wash basin with mixer tap, shower cubicle with direct feed rain shower and rinse head attachment, extractor fan for heat recovery system, partially tiled surround, heated towel rail, spotlights, shaver point and tiled flooring.

## Bedroom Two

UPVC window, radiator and heat recovery vent.

## Bathroom

Dual flush WC, wall mount wash basin with mixer tap, panel bath with mixer tap and rinse head attachment, spotlights, extractor for heat recovery system, partially tiled surround, shaver point, heated towel rail and tiled flooring.



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Morecambe, LA4 5FD**



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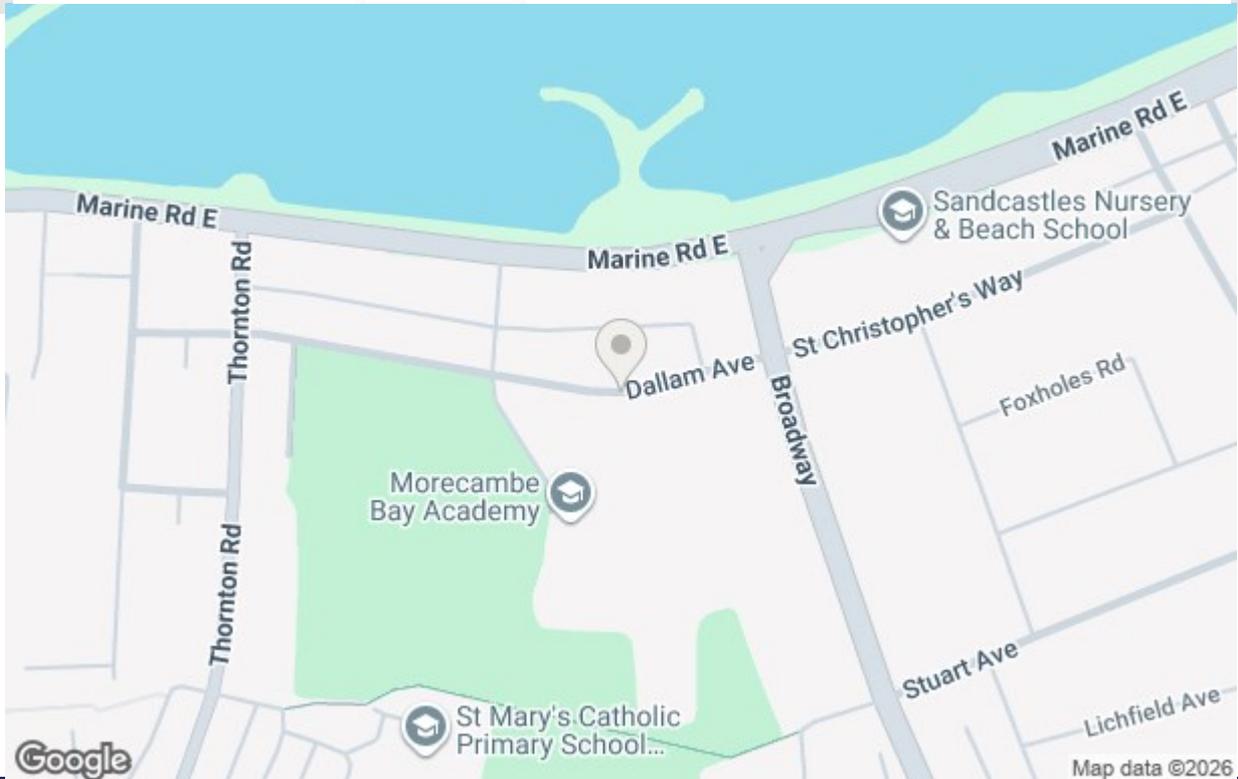
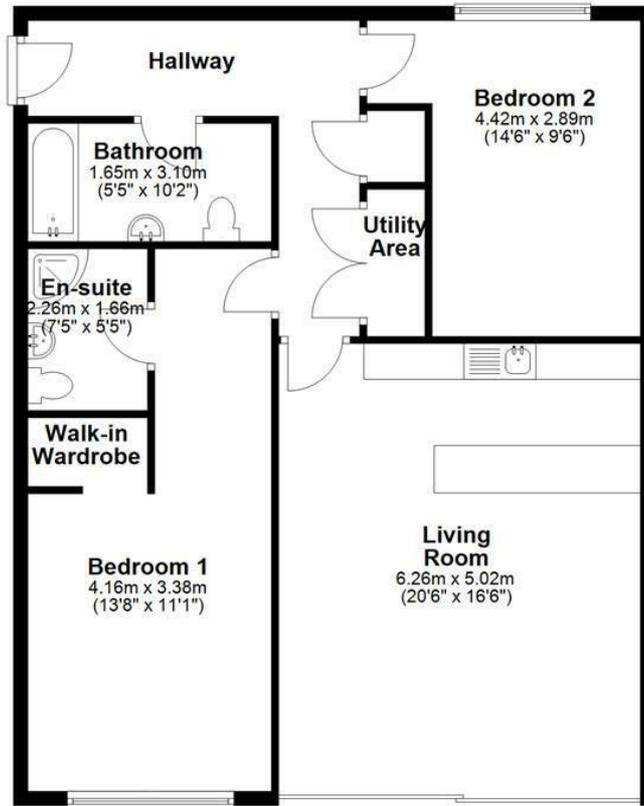


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# Take a nosey round

Ground Floor



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**Energy Efficiency Rating**

Current	Potential
83	83

Very energy efficient - lower running costs

(92 plus) **A**  
 (81-91) **B**  
 (65-80) **C**  
 (55-64) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**

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) **A**  
 (81-91) **B**  
 (65-80) **C**  
 (55-64) **D**  
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Not environmentally friendly - higher CO<sub>2</sub> emissions

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