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ESTATE AGENTS

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

Broadway One, Dallam Avenue, Morecambe

## The property at a glance **2** **2** **1**

- Luxurious Sea Front Apartment
- Impressive Open Plan Kitchen & Living Space
- Good Sized Balcony & Allocated Parking
- Two Double Bedrooms
- Bathroom & En-Suite
- Tenure: Leasehold
- Property Band: C
- EPC: C
- Allocated Parking
- Excellent Transport Links

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**£350,000**

# Get to know the property



Welcome to this delightful apartment located at Broadway One in the beautiful town of Morecambe. This modern residence boasts two well-appointed bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

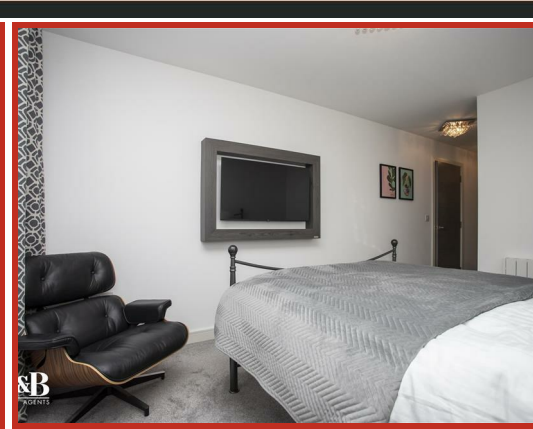
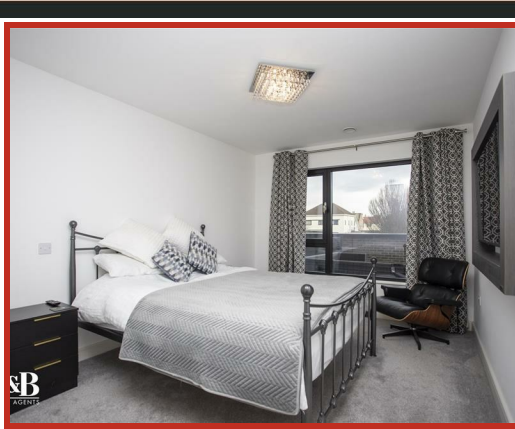
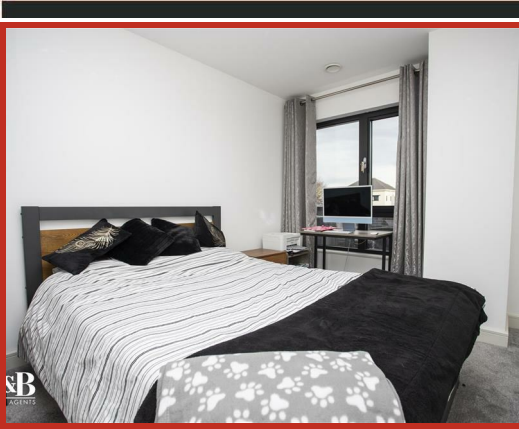
The main bedroom is a true highlight, featuring an en-suite bathroom and a walk-in wardrobe, providing both convenience and ample storage. The second bedroom is also generously sized, perfect for guests or as a home office. The family bathroom is well-designed, ensuring that all your needs are met.

The heart of this apartment is the open-plan living, kitchen, and dining area, which offers a bright and airy atmosphere. Large sliding doors which lead to the terrace provide panoramic views of Morecambe Bay, allowing you to enjoy the stunning scenery from the comfort of your home. This space is perfect for entertaining friends or simply relaxing while taking in the beautiful surroundings.

Additionally, the property includes a single designated parking space, adding to the convenience of living in this lovely apartment. With its prime location and modern amenities, this property is a wonderful opportunity for anyone looking to enjoy the coastal lifestyle that Morecambe has to offer. Don't miss your chance to make this charming apartment your new home.

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





### **Communal Entrance Hall**

Lift & stair access to all floors, access to carpark.

### **Entrance Hall**

Doors leading to bathroom, utility, bedrooms 1,2 and Kitchen, smoke alarm, electric heating.

### **Reception Room/ Kitchen**

UPVC double glazed window, 3 x spot lighting, 2 x electric heaters, Siematic kitchen comprising; range of wall, drawer and base units in high gloss with built-in oven, electric hob, microwave, extractor hood, fridge freezer, dishwasher, stainless steel sink with mixer tap, wine fridge, laminate floor, UPVC double glazed sliding doors leading to balcony.

### **Terrace**

Fantastic roof terrace which spans the length of the property.

### **Bathroom**

Extractor fan, 7 x spot lighting, half tile walls, electric towel rail, low rise dual flush WC, wall mounted sink with mixer tap, panelled bath, main feed shower head and mixer tap.

### **Bedroom 1**

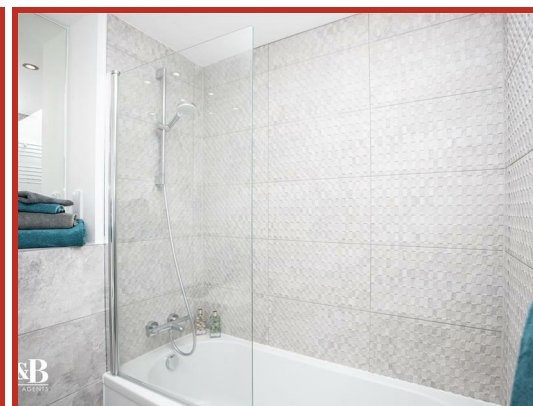
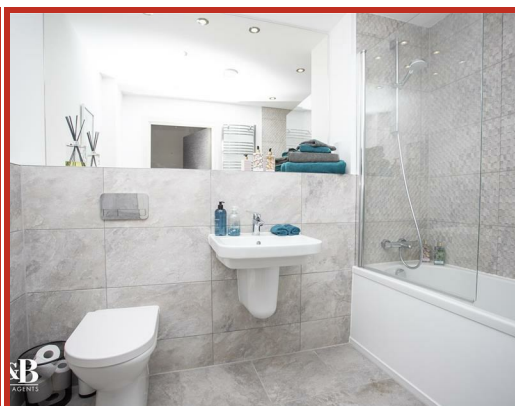
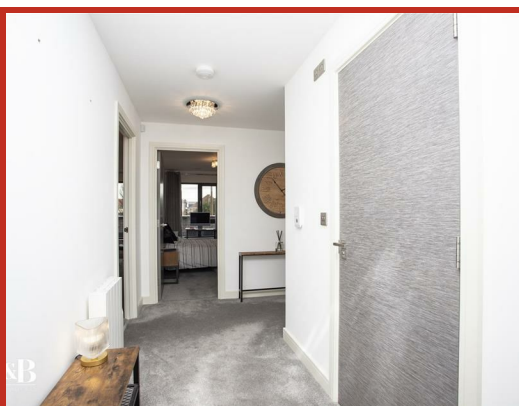
UPVC double glazed window, electric heater, walk-in wardrobe, door to en-suite.

### **En-Suite**

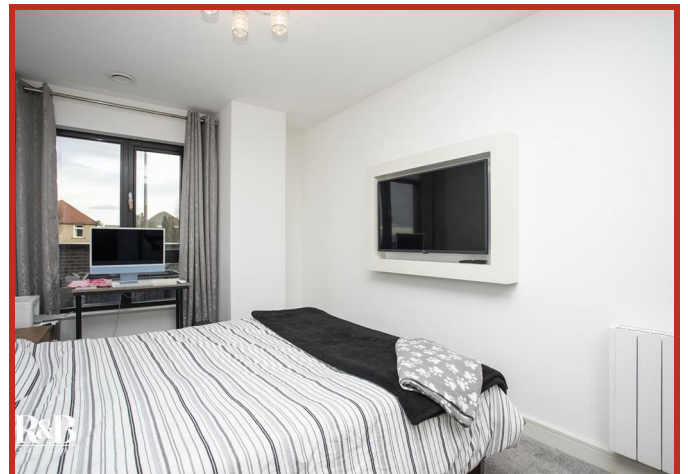
Electric towel rail, extractor, 4 x spotlighting, single shower with main feed shower head, wall mounted dual flush WC, wall mounted sink with mixer tap, half tiled walls, tiled floor.

### **Bedroom 2**

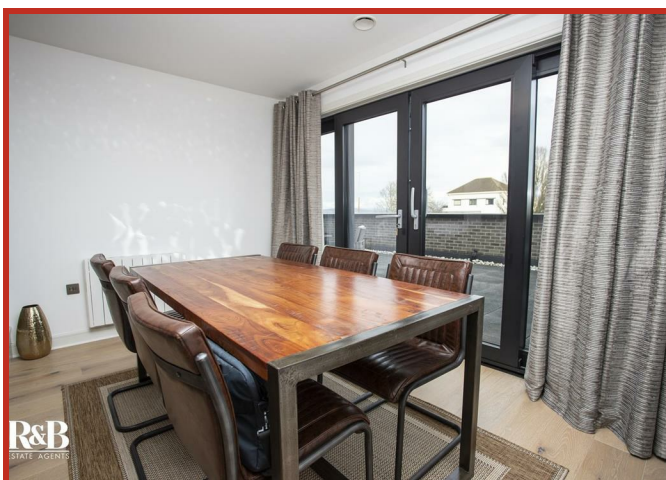
UPVC double glazed window, electric heater, built-in wardrobe.



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One Dallam Avenue,  
Morecambe, LA4 5FD



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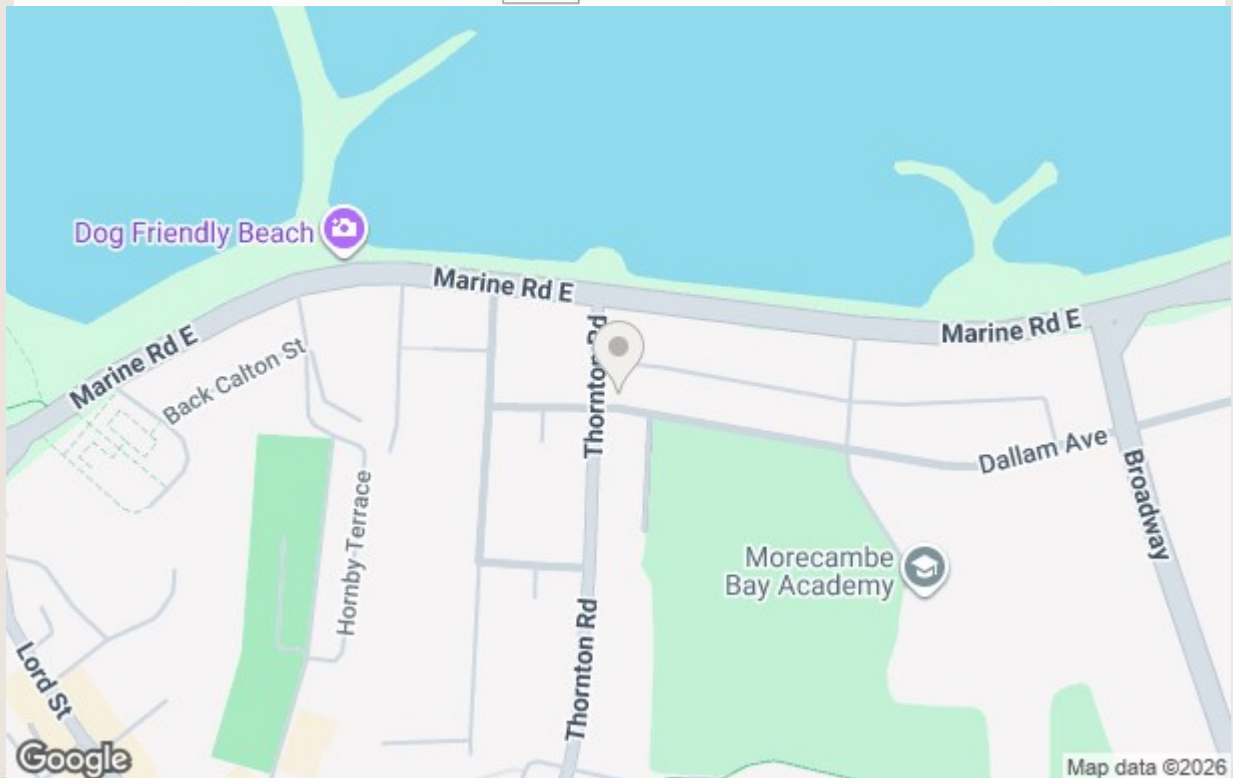
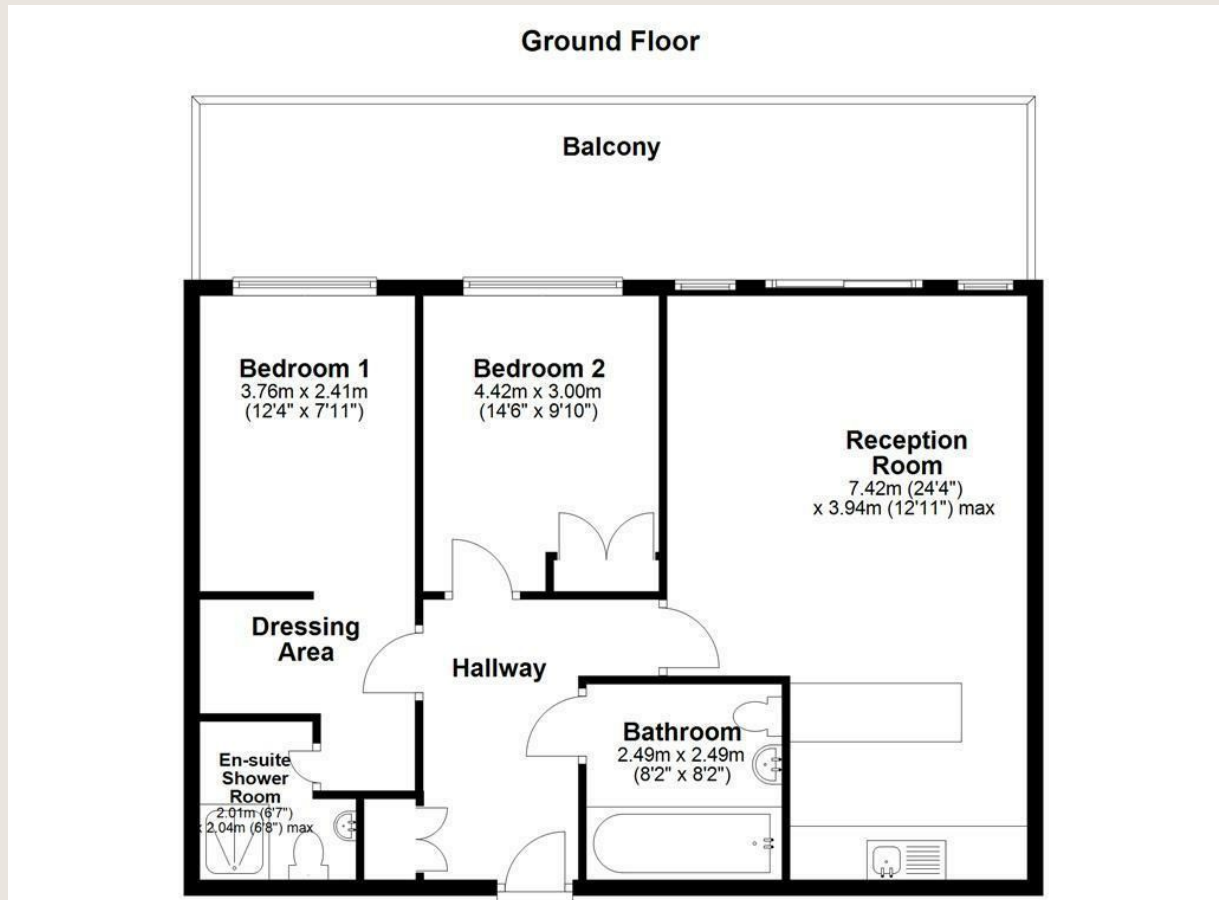
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	