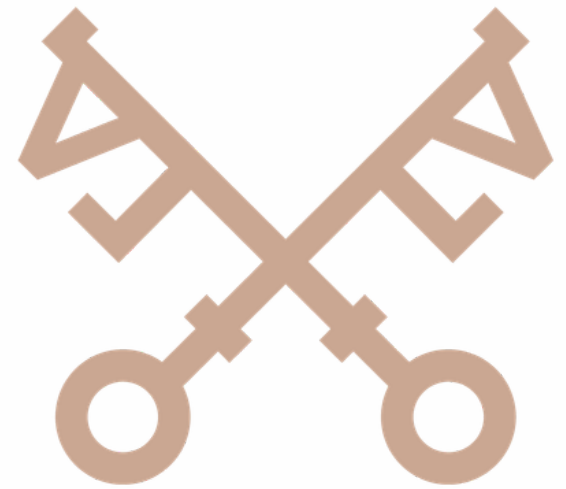




605 The Broadway

 **lunevalley**
ESTATES.

605 THE BROADWAY



Occupying a prime sixth-floor position within The Broadway, one of Morecambe's distinctive modern apartment buildings on Marine Road East, this beautifully presented two-bedroom apartment enjoys far-reaching views across Morecambe Bay towards the Lake District.

Built in 2019, the apartment has been thoughtfully designed around its exceptional outlook, with the open-plan kitchen and living space opening onto a series of wrap-around balconies. The combination of generous glazing, high-quality finishes and panoramic views creates a particularly light and spacious home, while the East, South and West-facing balconies make the most of the changing light throughout the day and provide a wonderful setting for watching the sun set across the bay. Approached via a private gated entrance, The Broadway offers a secure and well-maintained setting, with secure underground parking and lift access to all floors.



Property Type:

Apartment

Square Footage:

1,141 sqft

Council Tax Band:

C

EPC

C

Tenure

Leasehold

Take a closer look...





Why Morecambe?

THE BROADWAY ENJOYS A SUPERB POSITION ON MARINE ROAD EAST, OVERLOOKING MORECAMBE BAY WITH FAR-REACHING VIEWS TOWARDS THE LAKE DISTRICT. THE PROMENADE AND SEAFRONT ARE JUST MOMENTS AWAY, PROVIDING WONDERFUL OPPORTUNITIES FOR WALKING, CYCLING AND ENJOYING THE COAST.

MORECAMBE OFFERS A GOOD RANGE OF SHOPS, CAFÉS, RESTAURANTS AND EVERYDAY AMENITIES, WITH THE NEARBY BARE AREA PROVIDING FURTHER LOCAL FACILITIES. MORECAMBE RAILWAY STATION OFFERS CONVENIENT CONNECTIONS TO LANCASTER AND BEYOND, WHILE THE BAY GATEWAY PROVIDES EASY ACCESS TO THE M6 AND WIDER MOTORWAY NETWORK.

THE HISTORIC CITY OF LANCASTER IS WITHIN EASY REACH, OFFERING AN EXCELLENT CHOICE OF SHOPPING, DINING, CULTURAL AND LEISURE FACILITIES. THE SURROUNDING COUNTRYSIDE ALSO PROVIDES EASY ACCESS TO THE LUNE VALLEY AND LAKE DISTRICT, MAKING THIS AN APPEALING LOCATION FOR THOSE LOOKING TO COMBINE COASTAL LIVING WITH THE BEAUTY OF THE SURROUNDING COUNTRYSIDE.

605 The Broadway,
Morecambe





THE BROADWAY IS APPROACHED THROUGH A PRIVATE GATED ENTRANCE AND OFFERS WELL-KEPT COMMUNAL GROUNDS WITH MAINTAINED FLOWER BEDS. THE PROPERTY BENEFITS FROM SECURE UNDERGROUND PARKING, TOGETHER WITH VISITOR PARKING, BICYCLE STORAGE AND AN ELECTRIC VEHICLE CHARGING POINT. EXTENSIVE ELECTRICAL SOCKETS ARE PROVIDED ACROSS THE EXTERNAL BALCONY AREAS, ADDING FURTHER PRACTICALITY AND MAKING THE OUTDOOR SPACE PARTICULARLY WELL SUITED TO ENTERTAINING.

WITH EAST, SOUTH AND WEST-FACING ASPECTS, THE APARTMENT ENJOYS OUTDOOR SPACE THAT CAN BE USED THROUGHOUT THE DAY, WHETHER FOR A QUIET MORNING OVERLOOKING THE BAY, ALFRESCO DINING WITH FRIENDS OR WATCHING THE SUN DISAPPEAR OVER THE LAKE DISTRICT.





Zzz...ooo









WHERE CAN I FIND...



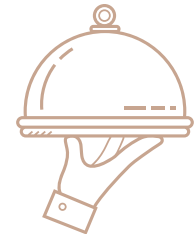
The Closest Schools?

Lancaster Road Primary - 3
Minute Drive & 14 Minute Walk
Morecambe Bay Academy - 3
Minute Walk



The Local Shop?

Sainsbury's - 4 Minute Drive &
17 Minute Walk



A Delicious Meal?

The Crown Bar & Bistro - 4
Minute Drive & 19 Minute
Walk



Somewhere Nice to Walk the Dog?

Morecambe Promenade
right on your doorstep!



A Refreshing Pint?

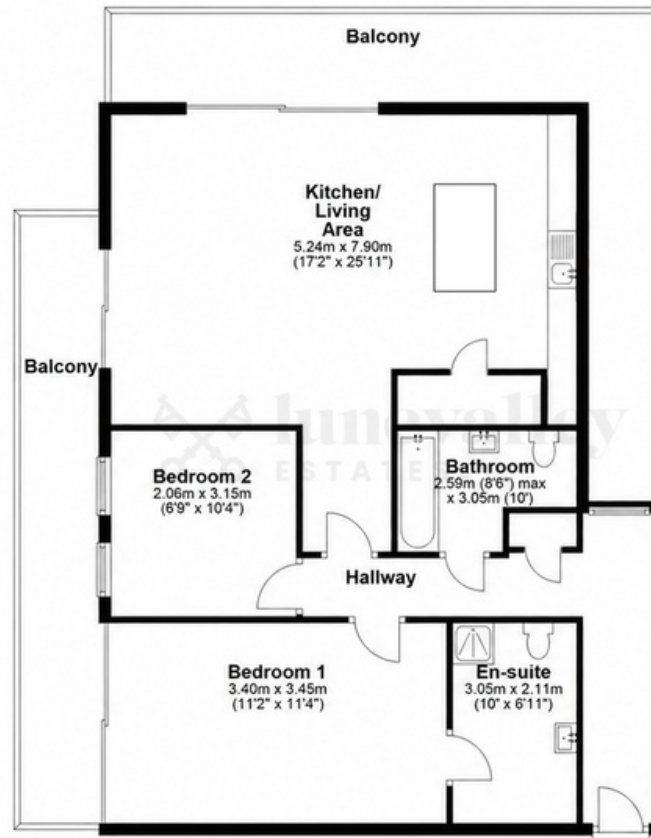
Brittlestar Wine Bar - 4 Minute
Drive & 17 Minute Walk



Closest Transport Links

Bus - Broadway, Marine Road East -
3 Minute Walk
Rail - Bare Lane Station - 13 Minute
Walk

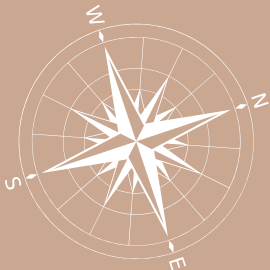




INTERNAL AREA = 106.0 SQ.M - 1,141 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

605 The Broadway,
Morecambe

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