

## Lake Shore Drive, Bristol

- NO CHAIN
- Ensuite & Family Bathroom
- Balcony
- Popular Location
- Two Double Bedrooms
- Split Level Apartment
- Reserved Parking Space
- Close to local amenities

**£260,000**

**Tenure: Leasehold**

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# Lake Shore Drive, Bristol

## DESCRIPTION

Introducing a rare opportunity in the market: a two-bedroom top-floor split level apartment situated within the newly constructed Copper Building, Offered for sale with NO CHAIN.

Spanning two levels, the apartment boasts a layout that maximizes space and functionality. The lower level comprises a double bedroom, bathroom, and storage cupboard. A staircase leads to the upper floor, featuring an open-plan kitchen diner, terrace, and another double bedroom complete with an ensuite shower.

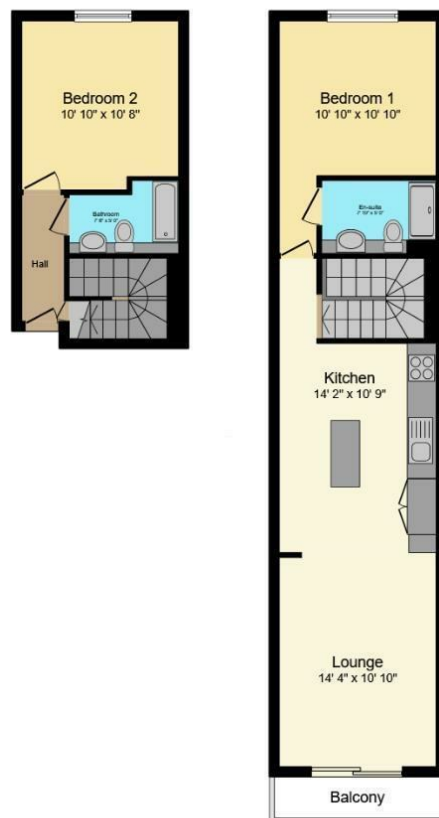
Part of the esteemed Lake Shore development and conveniently located near Imperial Retail Park, this contemporary residence is highly coveted, especially among first-time buyers. The Copper Building stands as a pinnacle of modern architectural design, distinguished by its striking copper cladding.

This apartment offers more than just a stylish living space. It includes access to 10 acres of private gardens with sweeping views of a picturesque lake. Onsite amenities such as allotments, a residents' gym, and a secure cycle hub enhance the quality of living. Security features like a secure entry system, 24-hour surveillance, and an allocated parking space ensure peace of mind.

To explore this exceptional property further, contact Hunters today to schedule a viewing.



Council Tax: B



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.  
25 Highridge Road, Bristol, BS13 8HJ  
Tel: 0117 244 4441 Email: [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com) <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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