



HUNTERS[®]

HERE TO GET *you* THERE

620 Lake Shore Drive, Bristol, BS13 7BH

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£135,000

A Lovely Studio Apartment with Balcony & Stunning Views.

This bright and modern studio apartment is vacant and ready to move into, offering a fantastic opportunity for first-time buyers and investors alike.

The property features an open-plan living area with direct access to a private balcony, where you can relax and enjoy the stunning views. A modern fitted kitchen and stylish bathroom complete the space, while clever layout and storage make it both practical and comfortable.

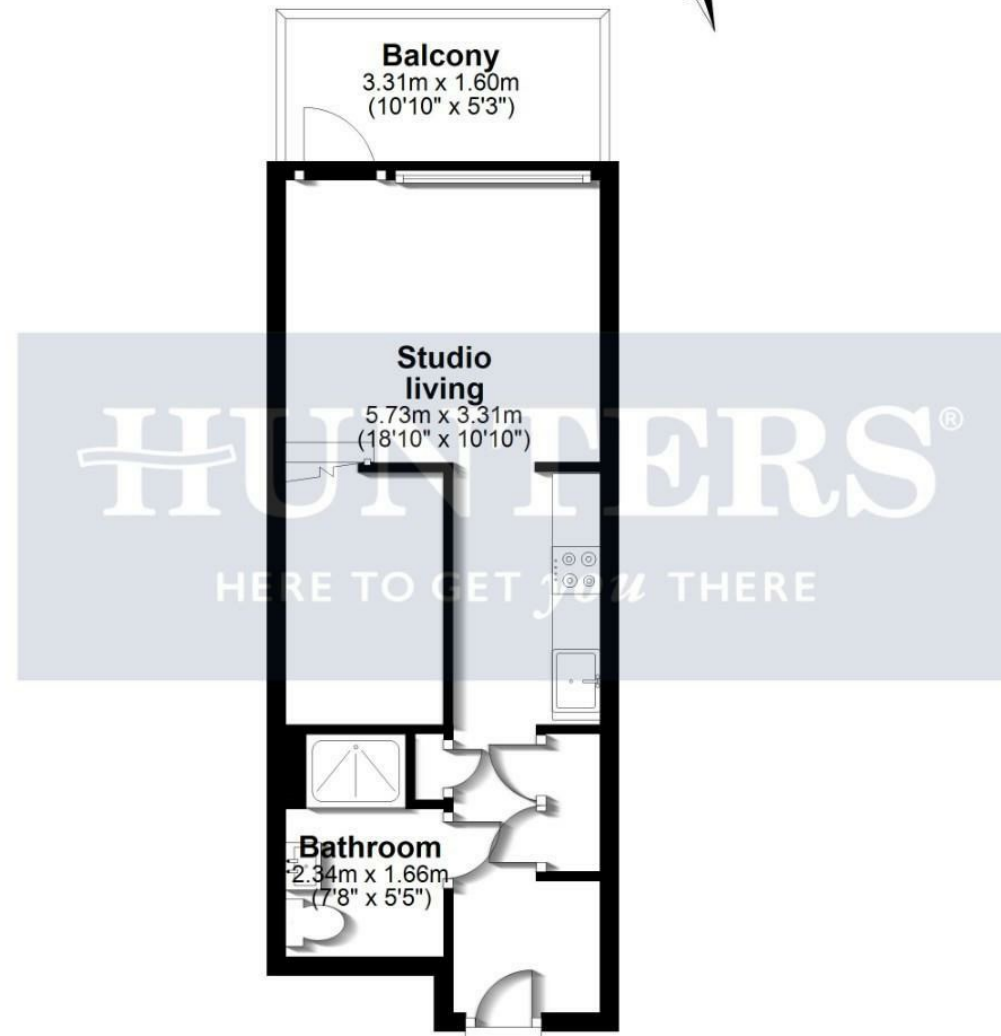
Situated close to local shops and excellent transport links, this apartment combines comfort, style and practicality in one.

Whether you're looking for a new home or a smart rental investment, this property is ready to welcome its new owner.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com

Sixth Floor

Approx. 27.9 sq. metres (300.8 sq. feet)




Total area: approx. 27.9 sq. metres (300.8 sq. feet)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (55-68) 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 ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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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. 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

