



Lake Shore Drive, Crox Bottom

£145,000

- Energy Rating - C
- No Onward Chain
- Free Gym
- 24 Hour Security
- Top Floor Studio Apartment
- Balcony With Views
- Fishing Lake
- Award Winning Development

!! PERFECT FOR FIRST TIME BUYERS !! Greenwoods are pleased to bring to the market this Light and Airey modern studio apartment within the prestigious Lake Shore development situated on the south west fringe of the city. The property was converted in 2007 by Urban Splash from what was the former Imperial Tobacco headquarters. The complex offers contemporary accommodation, with benefits such as access to a free gym, fishing within its own private lake, barbecue area, 24/7 security and secure parking (this can be purchased through Urban Splash as this does NOT come with the property) and cycle storage. Set amongst 10 acres of landscaped gardens, the complex offers a rural idyll within the city. This delightful 7th floor studio apartment offers modern open-plan living with high ceilings and floor to ceiling windows, balcony area, fitted kitchen and spacious shower room. The property is positioned close to local shops, amenities and bus routes and is also linked to the city via the Malago Greenway cycle path. Call Greenwoods on 01275 837282 to arrange your viewing. PLEASE NOTE: PHOTOGRAPHS WERE TAKEN PRIOR TO THE CURRENT TENANTS MOVING IN.

Lounge 11'9" x 9'2" (3.58m x 2.79m)

Kitchen Area 7'11" x 5'10" (2.41m x 1.78m)

Bedroom Area 6'10" x 5'5" (2.08m x 1.65m)

Shower Room 8'4" into shower x 5'11" max (2.54m into shower x 1.80m max)

Tenure Status - Leasehold

Lease end date - 25/06/2135

Lease term remaining - 111 years

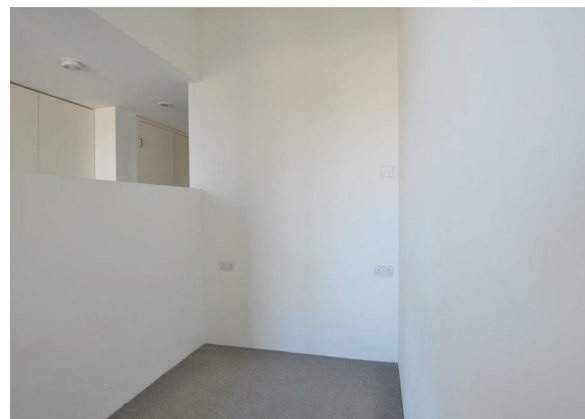
Service charge - £325 quarterly

Ground rent - £326 annually

Council Tax - Band A

PLEASE NOTE:

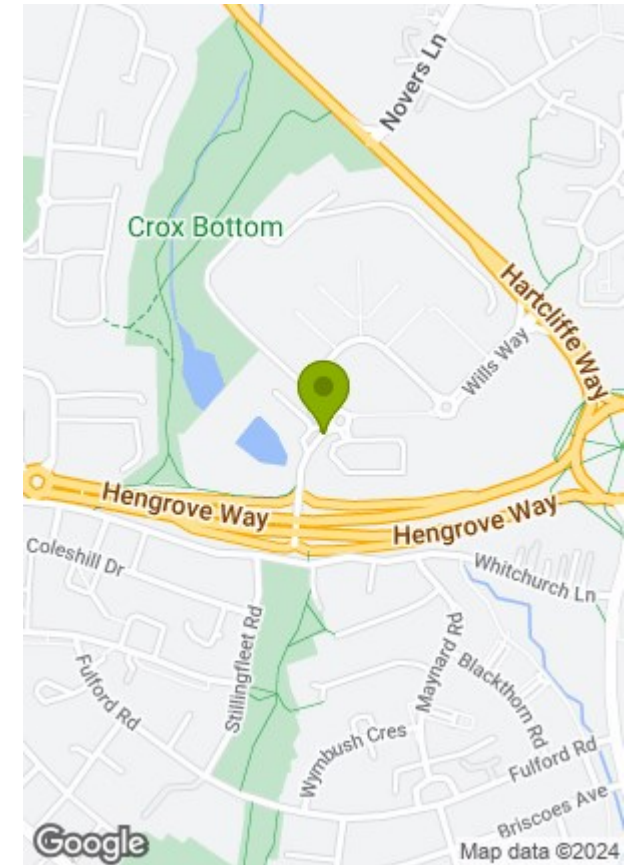
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	77
England & Wales	EU 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	95	95
England & Wales	EU Directive 2002/91/EC	

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