



**Connells**

Lake Shore Lake Shore Drive  
Bristol



### Property Description

A large & unique two bedroom duplex apartment with a balcony, situated in the popular Lakeshore development. This apartment has been well looked after throughout and would be a perfect purchase for any investors or first time buyers looking to step on the property ladder. Lakeshore is a sought-after modern 10-acre complex in South Bristol with excellent proximity to a local, well-established shopping centre (Imperial Park), private parkland and a lake which residents can fish in with a license, and a communal gym to the ground floor. Lakeshore is just three miles from the city centre and offers great access to excellent public transportation and open countryside. The accommodation briefly comprises a large open plan kitchen/diner/living space, two bedrooms (with en-suite to master), shower room and separate W/C. The property further benefits from a balcony overlooking the lake, underfloor heating throughout and NO ONWARD CHAIN. Call today to view!



## Entrance Hall

Access to the property through the front door into the entrance hall. There are two sets of stairs as you walk in, one leading up to the kitchen/diner area and the other leading down to bedroom two. Door providing access to W/C

## Kitchen Diner

30' 9" narrowing to x 10' 11" ( 9.37m narrowing to x 3.33m )

Stairs leading from the entrance hall to the kitchen/diner. Underfloor heating. Matching wall and base units. The kitchen consists of a built in electric oven with hob and integrated dishwasher, fridge and freezer. Open access leading to living room.

## Living Room

18' 10" narrowing to x 11' 11" ( 5.74m narrowing to x 3.63m )

Leading from the kitchen into the living room. Stairs leading to landing area. Underfloor heating.

## Landing

Stairs leading from the living room to the landing. Double glazed windows and door to rear with direct access to balcony overlooking lake. Stairs leading down to bedroom one.

## Bedroom One

17' 1" narrowing to x 10' 11" ( 5.21m narrowing to x 3.33m )

Leading from the landing down to bedroom

one. Two sizeable built in cupboards. Open access to en-suite. Underfloor heating. En-suite - Leading from bedroom one into the en-suite. The en-suite consists of wash basin, W/C, roll top bath and large walk in shower unit. Underfloor heating.

## Bedroom Two

23' 1" narrowing to x 10' 11" ( 7.04m narrowing to x 3.33m )

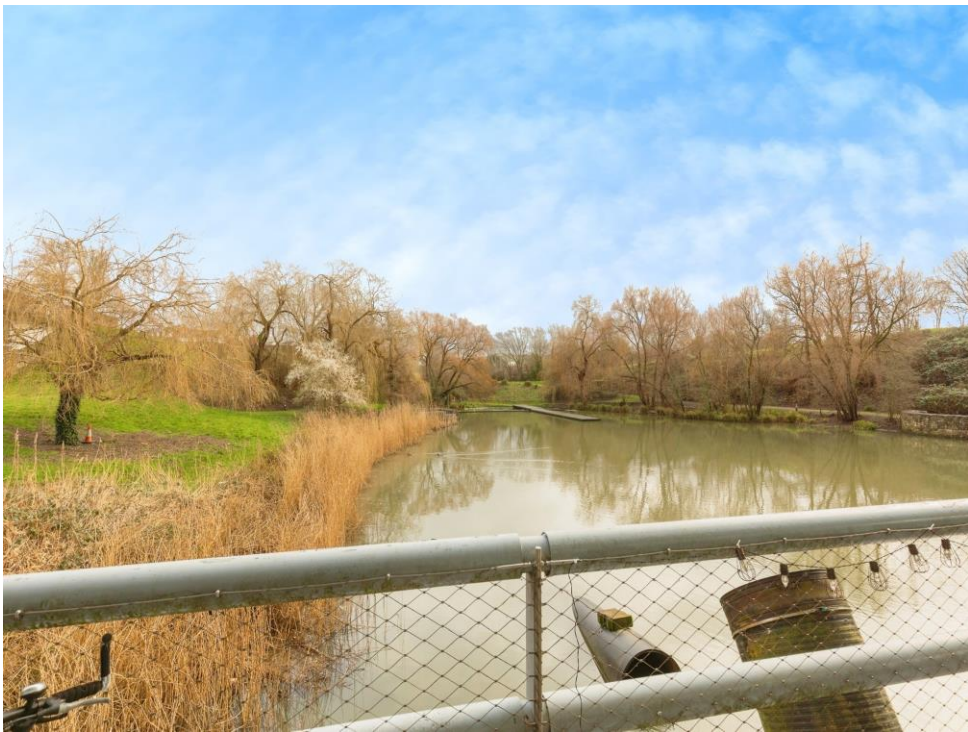
Stairs leading from the entrance hall to bedroom two. Storage cupboard. Access to bathroom. Underfloor heating. Shower Room - Access to shower room via bedroom two. The shower room consists of a W/C, wash basin and walk in shower unit. Underfloor heating.

## Balcony

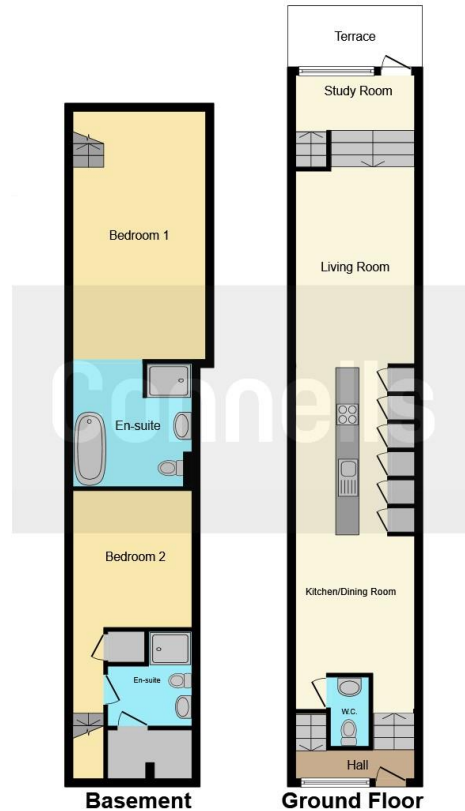
Access to balcony via landing. There is a beautiful view overlooking the lake.

## Parking Space









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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243 North Street Southville  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR310521](https://www.connells.co.uk/Property/BMR310521)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BMR310521 - 0005