



**Connells**

Lake Shore Lake Shore Drive  
Bristol



### Property Description

This lovely 1 bedroom apartment could be yours !! The apartment opens into a hallway with stairs to the left leading to a sizeable bedroom which has a small storage cupboard . The room is broken up with a concrete ceiling and crisp white walls. Continuing through the hallway is the bathroom which has a deep blue wall complimented by a large mirror. The bathroom has a double shower as well as an additional storage cupboard. The hallway takes you to the open plan living room. The kitchen is equipped with integrated appliances and allows socialising whilst conjuring up a great dish. The living space is distinguished with a fresh grey carpet, and the high ceiling can accommodate all shapes and size of art. Floods of natural light brighten the apartment throughout the day even reaching the bedroom as the large window stretches the entire wall space allowing the balcony view to be appreciated in all kinds of weather. The balcony is a great size and looks over the footpath and lake, and is distinctly quiet throughout the day only allowing the sound of singing birds. The building offers many great features from an on site gym, table tennis table, picnic area and is on the doorstep of imperial park. The private land can adjoin to the nearby park for any dog walks that need to be a little longer. The building has a great sense of community sharing thoughts, buy or selling, meet ups and activities all through the Facebook group.



### Entrance Hallway

#### Kitchen Lounge

24' 2" x 11' 9" ( 7.37m x 3.58m )

#### Balcony

11' 1" x 9' 6" ( 3.38m x 2.90m )

#### Bedroom One

21' 6" x 10' 6" ( 6.55m x 3.20m )

#### Bathroom

9' 6" x 5' 9" ( 2.90m x 1.75m )





To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BMR311117](https://connells.co.uk/Property/BMR311117)**

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.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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