



Connells

Lake Shore Lake Shore Drive
Bristol

Lake Shore Lake Shore Drive Bristol BS13 7AZ

for sale offers in excess of
£200,000



Property Description

The property is positioned within walking distance of local shops and amenities at Hengrove Leisure Park & Imperial Park making it perfect for the professional. It offers convenient access to excellent public transportation, including the metro bus route for a direct route to Bristol City Centre. It's also situated near the South Bristol circular road network and close proximity to Bristol airport with direct bus link. Somerset and the Mendips are a short travel to the south. Lakeshore is situated in Bishopsworth ward which provides many facilities including local library, doctors surgery, dentist practices, post office, supermarkets, community centre and cinema. Close proximity to Southville and Bedminster, including North Street and its numerous high quality restaurants and bars.

Kitchen/Lounge

21' 4" x 16' 11" (6.50m x 5.16m)

Open-plan kitchen/lounge featuring built-in appliances. It provides a modern and functional space for culinary enthusiasts to prepare delicious meals.

Entrance Hallway

intercom system and its own private entrance, internal hall leading to the spectacular open-plan reception room which boasts high ceilings,

Bedroom One

14' 9" x 11' 1" (4.50m x 3.38m)

The double bedroom offers a comfortable and peaceful retreat, while the immaculate shower room provides a double shower enclosure all the necessary amenities for daily use. Additionally, the property benefits from an intercom system, allocated parking space, and secure cycle storage.

Bathroom

wc, whb, partially tiled with shower cubicle, ex fan.

Allocated Parking Space

secure underground parking in a gated development.





To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: D

Council Tax
Band: A

Service Charge:
2800.00

Ground Rent:
320.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR311001

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR311001 - 0004