



Connells

Lake Shore Lake Shore Drive
Bristol

Lake Shore Lake Shore Drive
Bristol BS13 7BA

for sale
£230,000



Property Description

CONTEMPORARY DOUBLE BEDROOM APARTMENT The Lake Shore Development is an architectural gem - urban at the same time it's rural - and this contemporary upper-floor apartment is sat on top of a beautiful man-made lake in 10 acres of outstanding landscape. There's no doubt that Lakeshore is extra-ordinary!

Includes wash-hand basin and WC, shower cubicle and tiled walls.

Balcony

11' 7" x 6' 8" (3.53m x 2.03m)
Well-sized balcony off of lounge.
Double glazed french windows.

This stylish upper-floor apartment boasts incredibly high ceilings and generous full-height glazing which provide a wonderful feeling of spaciousness! The lounge area benefits from being open-plan with a modern fitted kitchen which offers integrated appliances. Further benefits include a well-proportioned double bedroom and a modern bathroom suite which is in fantastic condition!

Lounge

19' 2" x 10' 11" (5.84m x 3.33m)
Large open-plan living space. TV point, radiator. Kitchen area hard flooring and lounge area carpeted.

Kitchen

14' 6" max x 10' 11" (4.42m max x 3.33m)
Modern fitted kitchen with matching base and head units. Built in appliances including oven, hob, and fridge. Extractor fan.

Bedroom One

15' 3" x 10' 11" (4.65m x 3.33m)
Well-sized main bedroom on mezzanine.
Large double glazed window to rear.

Bedroom Two

12' 11" x 10' 11" (3.94m x 3.33m)
Large second bedroom. Carpeted throughout, with large window to side.

Bathroom

Includes wash-hand basin and WC, shower over bath and tiled walls.

Shower Room





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: B

Council Tax
 Band: B

Service Charge:
 3600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR311261

This is a Leasehold property with details as follows; Term of Lease 100 years from 04 Dec 2024. Should you require 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: BMR311261 - 0003

