



**Connells**

Lake Shore Lake Shore Drive  
Bristol





### Property Description

This wonderful one bedroom flat is located in the Lakeshore development, which is in a highly convenient location directly neighbouring Imperial Retail Park. The inside comprises of a spacious kitchen/living area with new carpets and flooring through out (October 2022). large windows and a door at the rear opening onto a balcony area with views directly across the lake. The kitchen area features ample base units and cupboard space. There is a shower room which comprises of a shower cubicle, sink, toilet and built in cupboard. Up the stairs on the mezzanine level there is a spacious double bedroom. This apartment has all new white good appliances and is newly decorated. Comes with a Allocated parking space!

### Kitchen Living Room

21' 1" x 11' 10" ( 6.43m x 3.61m )  
impressive living space which benefits from wonderfully high ceilings and full-height glazing for a fantastic feeling of spaciousness! Another great feature is the under-floor heating which warms the entire ground-level.

### Bedroom One

10' 11" x 13' 1" ( 3.33m x 3.99m )  
A staircase leads up from the Entrance Hall to a mezzanine level, where a generous double bedroom is located. There is a telephone point, a television point and the floors are laid with carpet.

### Bathroom

A stylish bathroom with a ceramic white suite and stainless-steel fittings, including; a 'walk-in' shower cubicle with glass screen, a low-level WC and a modern wash hand basin. There is also a sizeable wall mirror with a useful toiletry ledge beneath, tiled splashbacks, an extractor fan and ceramic tiled flooring with benefits from under-floor heating.

### Balcony

### Allocated Parking Space





**Ground Floor**

**First Floor**

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 Council Tax  
 Band: A

Service Charge:  
 2280.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR311374](https://connells.co.uk/Property/BMR311374)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 2025. 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.

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