



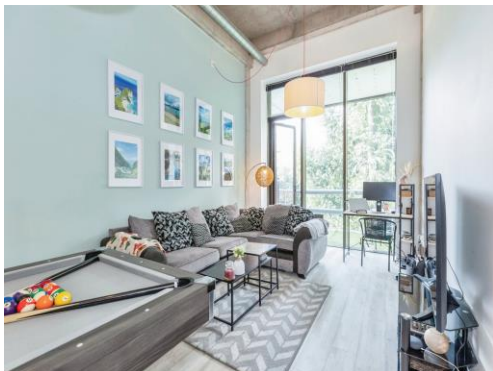
Connells

Lake Shore Lake Shore Drive  
Bristol



Lake Shore Lake Shore Drive  
Bristol BS13 7BA

for sale  
£125,000



### 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!

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!

\*\*\*AVAILABLE TO VIEW NOW\*\*\*

\*\*\*Call the Connells Southville Team on 0117 9664278 for more information or to book your viewing slot!\*\*\*

### Lounge / Kitchen Diner

18' 9" x 11' 2" ( 5.71m x 3.40m )

Lounge:

Carpeted with TV points and a rear door leading to a balcony with stunning views over the lake.

Kitchen Diner:

An open-plan fully fitted modern kitchen with tiling, fan, electric hob and oven.

### Bedroom One

15' 1" x 10' 1" ( 4.60m x 3.07m )

Carpeted room with electric points.

### En-Suite

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

### Bedroom Two

10' 9" x 10' 4" ( 3.28m x 3.15m )

Carpeted room with electric points.

### Bathroom

Tiled floors, wash hand basin, WC and Bath, Under floor heating and a large Wall mounted mirror.







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

**T 0117 966 4278**  
**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
 BRISTOL BS3 1JN

EPC Rating: C    Council Tax  
 Band: B

Service Charge:  
 3600.00

Ground Rent:  
 170.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR310961](https://www.connells.co.uk/Property/BMR310961)**

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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