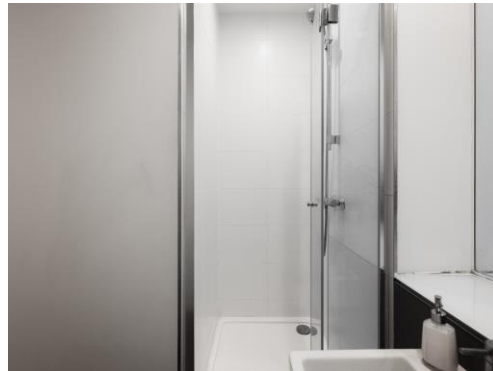




Not for marketing purposes INTERNAL USE ONLY

Lake Shore Lake Shore Drive
Bristol



Property Description

A Superb one bedroom apartment in excellent condition throughout, within the iconic 'Lake Shore' development in South Bristol.

Located only minutes from Imperial Retail Park, which hosts a variety of shops, supermarkets and a gym. Also, within easy access of Central Bristol via the surrounding bus links and Colliters Way.

Benefits include allocated parking, terrace with fantastic views and a communal gym.

The property also features an entrance hall, open plan living room, bathroom and a spacious bedroom. Perfect if you're a first time buyer or BTL investor! Viewings are highly recommended to appreciate all this property has to offer.

Entrance Hall

Large entrance hallway with built-in cupboard storage. Hard flooring and intercom.

Kitchen/Lounge

18' 10" x 12' 7" (5.74m x 3.84m)

Open plan living space. Modern fitted kitchen with matching base and head units, Worktops with built in appliances. Hard flooring. Floor to ceiling dual aspect double glazed windows to rear elevation.

Bedroom One

15' x 9' 7" (4.57m x 2.92m)

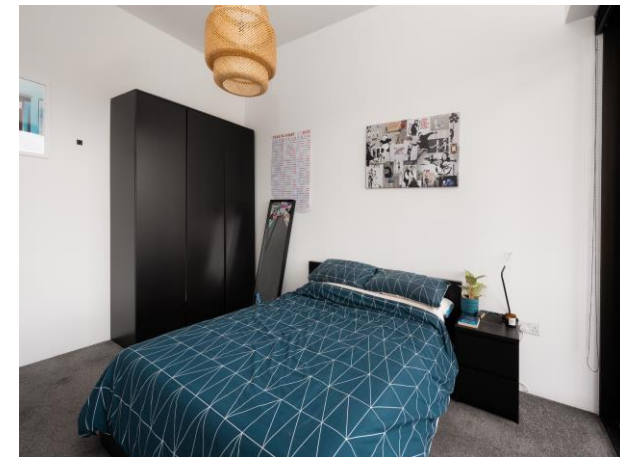
Large double bedroom. Double glazed window to rear elevation.

Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

Tiled bathroom with WC and wash hand basin with vanity mirror. Shower over bath.





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: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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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