



Connells

Lake Shore
Lake Shore Drive
BRISTOL



Property Description

A stunning one-bedroom apartment set in a truly distinctive location within the sought-after Lakeshore development—formerly the prestigious headquarters of Imperial Tobacco.

This stylish contemporary home embodies the best of modern city living while offering a tranquil escape. The current owner has installed a modern smart lock on the front door with fingerprint recognition and keyless entry for enhanced security and convenience.

Boasting expansive floor-to-ceiling windows, an elegant open-plan layout, and striking high ceilings, this residence creates a sense of grandeur, space, and sophistication.

The sleek kitchen comes fully equipped with integrated appliances, including a fridge, freezer, dishwasher, and electric hob, complemented by ample storage solutions to keep household essentials neatly tucked away.

Designed with style in mind, the bathroom features a contemporary walk-in shower, a pristine white suite, and a modern chrome radiator. The spacious double bedroom is flooded with natural light through a large double-glazed window overlooking the courtyard entrance, complete with custom-built storage and a freshly installed carpet.

Nestled in 10 acres of private gardens, this peaceful retreat is just moments from Imperial Retail Park, offering breathtaking lakeside views, an on-site gym, secure bike storage, 24-hour security, and allocated parking.

The perfect home for first-time buyers—simply move in, unpack, and enjoy

Kitchen/Living Area

22' 4" x 16' 6" (6.81m x 5.03m)

Fitted wall and base units, integrated oven, fridge freezer, dishwasher, hob, storage cupboards, double glazed floor to ceiling

windows, two double glazed external doors and electric heater. All kitchen appliances have recently been upgraded with brand-new, high quality Samsung units. Additionally, a front door seal has been fitted to maintain indoor temperature and energy savings. Electric blinds installed in lounge area.

Bedroom

13' 3" x 10' (4.04m x 3.05m)
Built-in storage units, large double glazed window, electric heater. Motion-sensor lighting installed in the wardrobe for convenience.

Shower Room

8' 7" x 5' 6" (2.62m x 1.68m)
Three piece shower suite, electric radiator.





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

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EPC Rating: D
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.

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