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Lake Shore, Crox Bottom

£200,000

- **Energy Rating - E**
- **One Double Bedroom**
- **Independent Water Heating System**
- **Communal Grounds To Picnic & BBQ**
- **Beaautifully Presented Ground Floor Apartment**
- **Secure Parking Space**
- **South Facing Terrace Overlooking The Lake**
- **Visitor Parking**

Stylish Lakeside Apartment with Private Terrace and Secure Parking

Set within the sought-after Lakeshore development, this beautiful one bedroom apartment combines contemporary style with a wonderful lakeside setting. Situated on the ground floor at entrance level, it is the second apartment from the main entrance, so there is no need to use a lift. It is also conveniently positioned close to a fire exit, offering added reassurance and peace of mind.

Inside, the impressive open plan kitchen, dining and living space features high ceilings, oak flooring and floor to ceiling windows and doors opening onto a south-facing private terrace overlooking the lake. Enjoy an abundance of afternoon sunshine from this lovely outdoor space. The kitchen is fitted with integrated appliances, including an oven and hob, fridge, separate freezer and dishwasher, alongside a useful island providing additional preparation space and storage.

Designed for comfortable living throughout the year, the apartment is dry and well insulated, with responsive electric heating that warms the space quickly. During the summer months, integrated electric curtains provide instant shade, helping to maintain a cool and refreshing atmosphere.

A hallway leads to a separate utility cupboard housing the washer dryer and hot water tank. The apartment benefits from its own independent water heating system, meaning there is no need to contribute towards the cost of the development’s communal hot water heating system. The contemporary bathroom features a generous walk-in shower and fitted vanity storage, while steps lead up to the comfortable double bedroom with wall-to-wall fitted wardrobes.

The apartment also benefits from its own allocated space in the secure underground car park.

Residents can enjoy attractive communal grounds with picnic and barbecue areas, allotments available to rent, a free residents’ gym, visitor parking and covered bicycle storage.

Combining light-filled living space, a sunny priv

Open Plan Living Space / Kitchen 24'8" max x 17'1" max (7.52 max x 5.23 max)

Bedroom 14'9" max x 10'11" max (4.50 max x 3.33 max)

Bathroom 8'9" x 6'5" (2.69 x 1.98)

Terrace 17'3" x 6'3" (5.28 x 1.93)

Council Tax - Band A

Tenure Status - Leasehold
125 Year Lease with 115 Years Remaining
Ground Rent - £250 per year
Service Charge - £296.31 a month
Quarterly Service Charge For Parking Space - £11.95

















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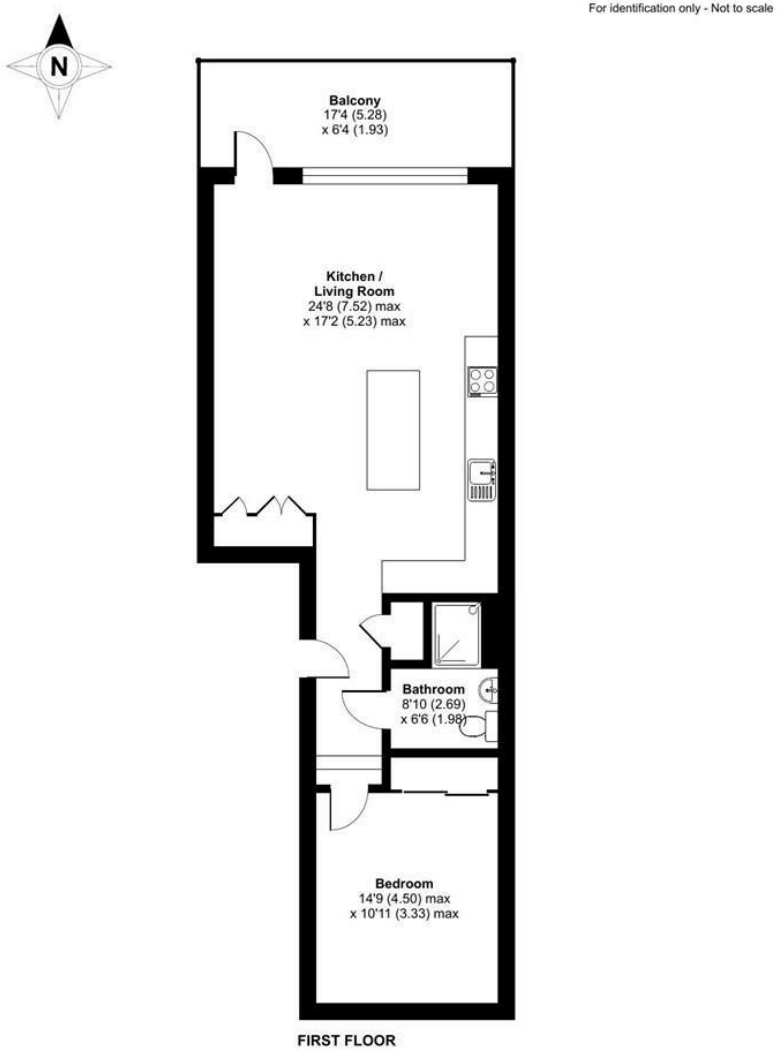
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Lake Shore, Lake Shore Drive, Bristol, BS13

Approximate Area = 677 sq ft / 62.8 sq m

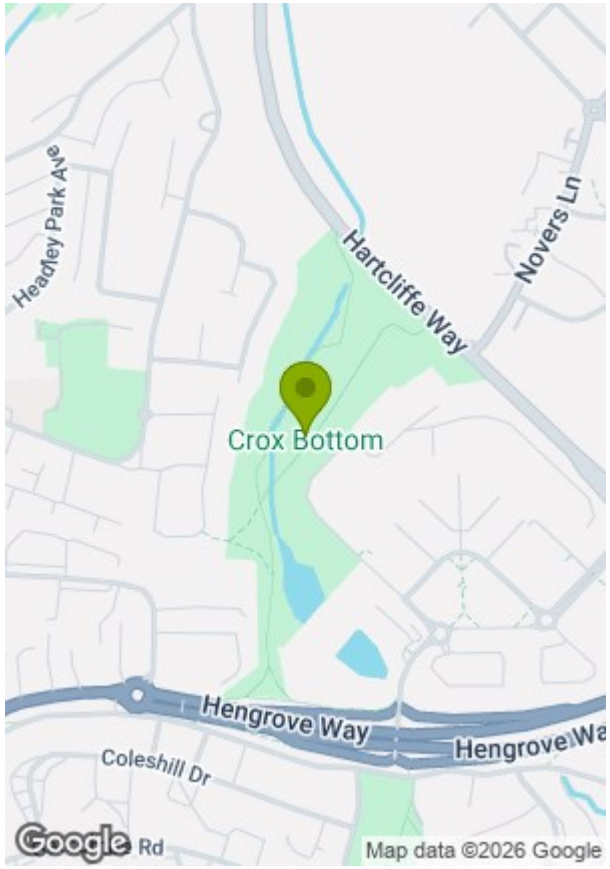
For identification only - Not to scale

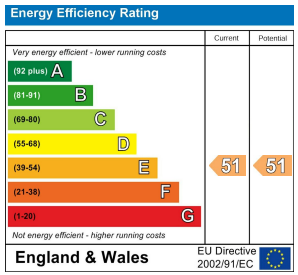


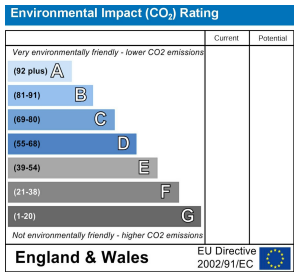
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1521174

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