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**161 Lake Shore Drive, Bristol, BS13 7AZ**

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£210,000

A modern and stylish two bedroom apartment situated in the popular Lakeshore development. This apartment has been well looked after throughout and would be a perfect purchase for any investors or first time buyers looking to step on the property ladder. Lakeshore is a sought-after modern 10-acre complex in South Bristol with excellent proximity to a local, well-established shopping centre (Imperial Park), private parkland and a lake which residents can fish in with a licence, and a communal gym to the ground floor. Lakeshore is just three miles from the city centre and offers great access to excellent public transportation and open countryside. The accommodation briefly comprises entrance hall, bathroom, two bedrooms, en-suite and a large open plan living/kitchen/dining space. The property further benefits from underfloor heating throughout and NO ONWARD CHAIN. Call today to view!

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GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.  
Made with Metropix ©2023

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |

**Hallway**

3'5" x 10'0"

Access to the property through the front door into the hallway. Access to the lounge/kitchen/diner and bathroom.

**Lounge/Kitchen/Diner**

22'10" x 10'7"

Leading from the hallway into the open plan lounge/kitchen/diner. Double glazed windows to the front. Underfloor heating. Matching wall and base units. The kitchen consists of a built in electric oven with hob and integrated dishwasher, fridge and freezer. Stairs leading up to both bedrooms.

**Bedroom One**

10'2" x 9'7"

Stairs leading from the ground floor to bedroom Two. Double glazed window to side. Access to en-suite. Underfloor heating.

**En-Suite**

10'2" x 7'11"

Leading from bedroom two into the en-suite. The en-suite consists of a W/C, wash basin and walk in shower unit. Underfloor heating.

**Bedroom One**

13'0" x 17'3"

Stairs leading up to bedroom one. Underfloor heating.

**Bathroom**

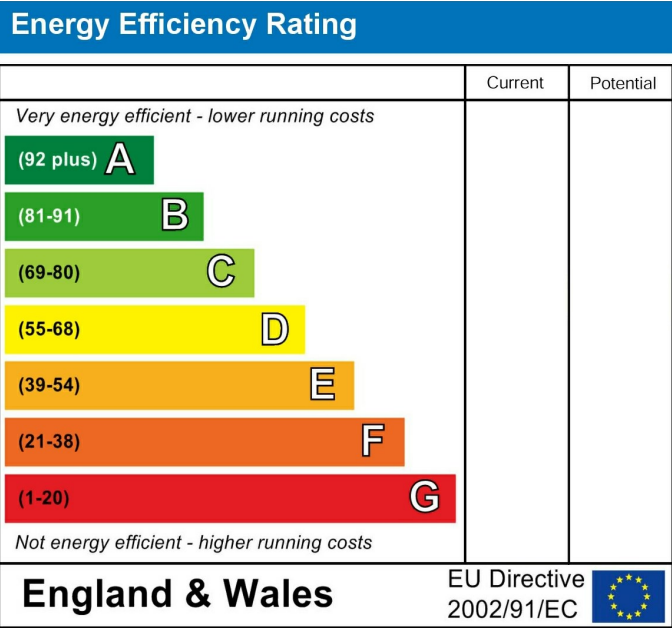
5'7" x 10'0"

Leading from the hallway into the bathroom. The bathroom consists of a W/C, wash basin and bath with shower above. Underfloor heating. Access to utility room.

**Utility Room**

5'7" x 7'6"

Leading from the bathroom into the utility room. Space for washing machine. Boiler.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

