



**Lake Shore Drive, Bristol**  
, BS13 7BA

**£165,000**



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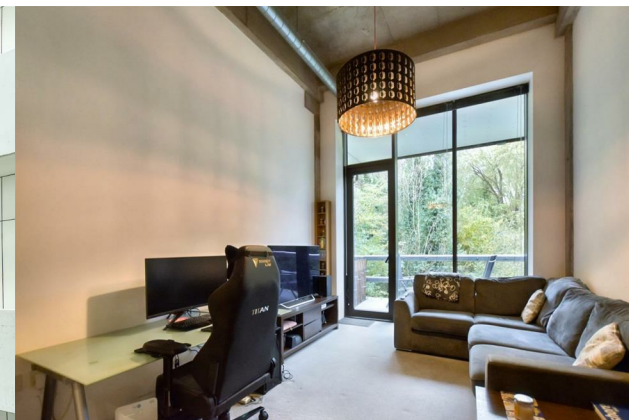
# Lake Shore Drive, Bristol

## DESCRIPTION

Presenting a one-bedroom flat with a balcony in the desirable Lakeshore development, with no onward chain.

The flat opens into a hallway that leads to a spacious bedroom with built-in storage. The bathroom boasts a double shower and additional storage space. The open-plan living area features a kitchen with integrated appliances, alongside a bright living space with grey carpet and high ceilings, perfect for showcasing artwork. Large windows allow natural light to flood the flat, offering lovely views of the balcony.

The generously sized balcony overlooks a tranquil footpath and lake. The building offers amenities such as a gym, table tennis, picnic area, and is conveniently located next to Imperial Park, with a range of retail options and excellent transport links.



# ROOMS

## ROOMS







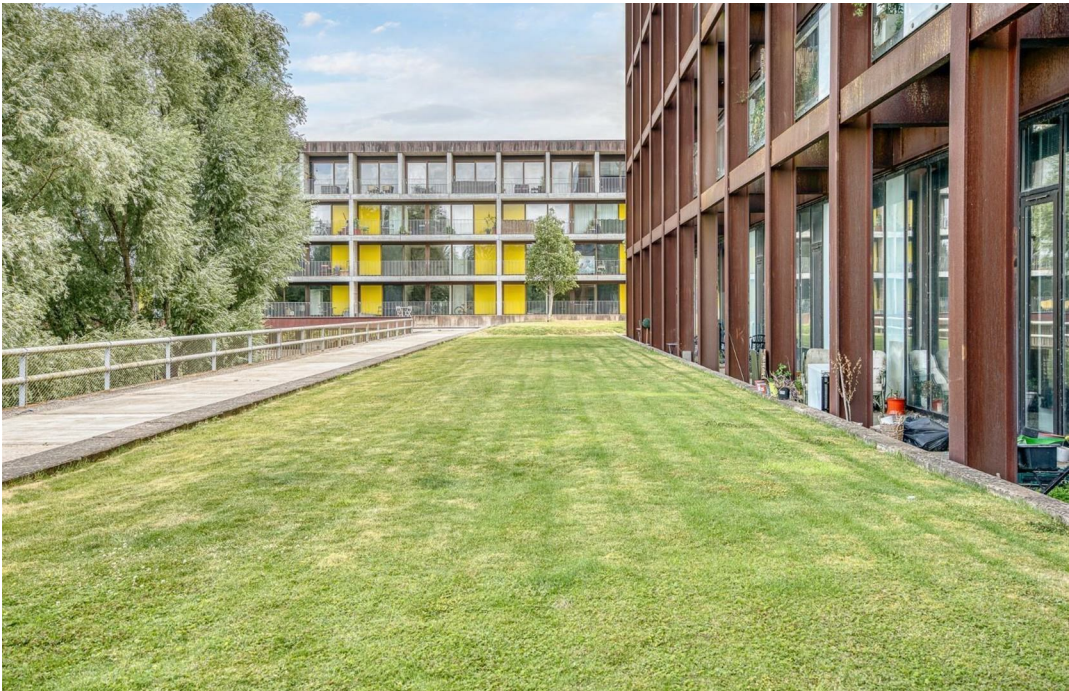
Ground Floor



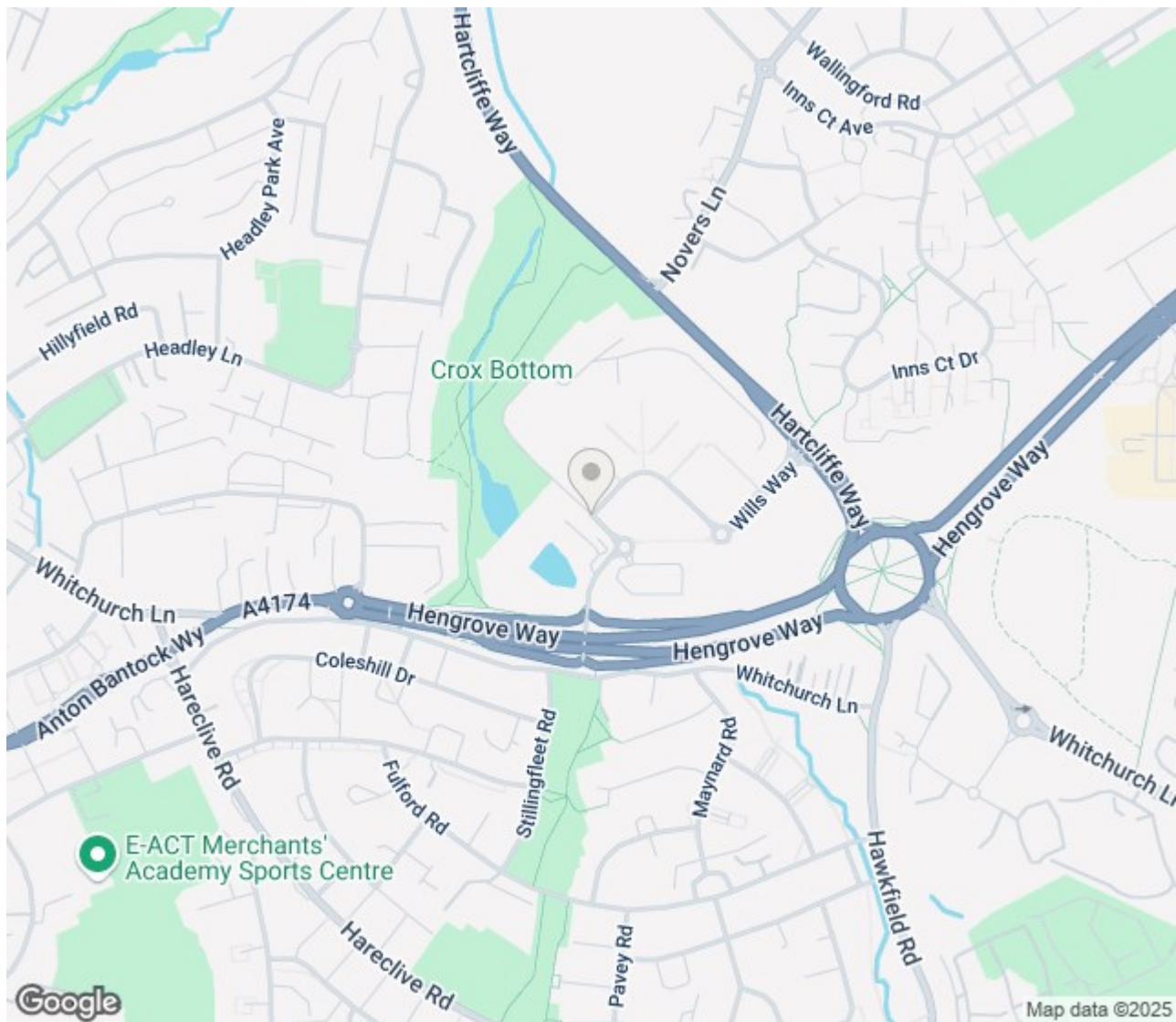
First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

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.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**

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