



168 Lake Shore Drive, Bristol, BS13 7AZ

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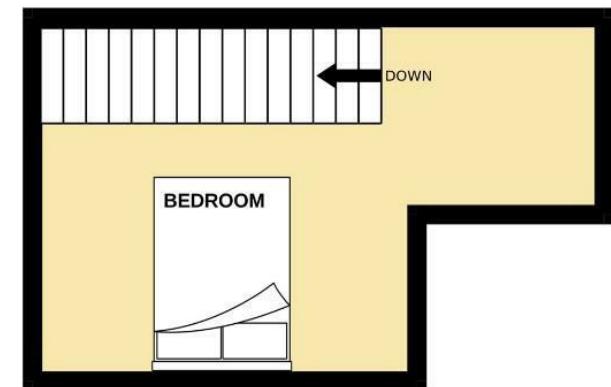
£180,000

An excellent opportunity to purchase a one 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. Comprising in brief a kitchen/diner, living room, bedroom and shower room. 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 property further benefits from underfloor heating throughout and NO ONWARD CHAIN. Call today to view!

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GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.

1ST FLOOR
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Kitchen/Dining Room

Access from the apartment door leading into your kitchen/dining area. Underfloor heating. Matching wall and base units. The kitchen consists of a built in electric oven with hob and integrated dishwasher, fridge and freezer. Access to living room and bathroom.

Living Room

Leading from the kitchen into the living room. Double glazed windows to the front, overlooking maintained garden area. Stairs providing access to the bedroom. Underfloor heating.

Bedroom

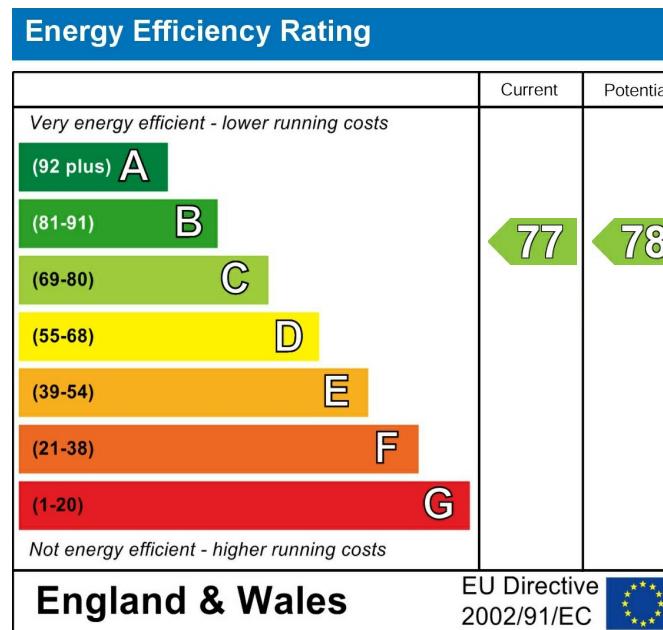
Stairs providing access to the bedroom from the living room. Underfloor heating.

Shower Room

Access from the kitchen leading into the shower room. Access to large storage cupboard (utility space). Tiled walk in shower, w/c and wash hand basin.

Lake Shore Drive Grounds

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.



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.

