



HUNTERS[®]
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402 Lake Shore Drive, Bristol, BS13 7BE

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£135,000

Presenting a one-bedroom flat with a balcony and a parking space in the desirable Lakeshore development, offered with 75% shared ownership. There is also the potential to purchase 100% share

The flat opens into a hallway that gives you access to the shower room and open plan living space. The open-plan living area features a kitchen with integrated appliances, alongside a bright lounge area featuring high ceilings and access to the balcony. Just off the open plan living space can be found a double bedroom also providing access onto the balcony. Large windows allow natural light to flood the flat, offering lovely views of the lake.



The generously sized balcony overlooks the beautiful 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.

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Floor Plan

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

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

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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.









