



HUNTERS[®]

HERE TO GET *you* THERE

417 Lake Shore Drive, Bristol, BS13 7BE

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£170,000

A fantastic one bedroom apartment situated in the popular Lakeshore development. This apartment has been well looked after throughout and would be perfect for anyone looking for an apartment with outside space. Comprising in brief a kitchen/diner, living room, bedroom and shower room and balcony! The balcony allows some outside space with views over the lake. 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
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.8 sq.m.) approx.
Made with Metropix 62023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Hallway

Access from the front of the apartment leading into the hallway. Steps leading up to the bedroom. Access into the shower room, storage cupboard and the kitchen/diner.

Kitchen/Diner

12'0" x 6'8"
Access from the hallway leading into the kitchen/diner. Open plan into the living room. Underfloor heating. Matching wall and base units. The kitchen consists of a built in electric oven with hob and integrated dishwasher, fridge and freezer.

Living Room

11'11" x 10'4"
Open plan access from the kitchen/diner. Double glazed windows to the rear with door leading out on to you own balcony.

Bedroom

14'6" x 9'4"
Access from the hallway to the bedroom via a couple of steps. Double glazed window to the front.

Shower Room

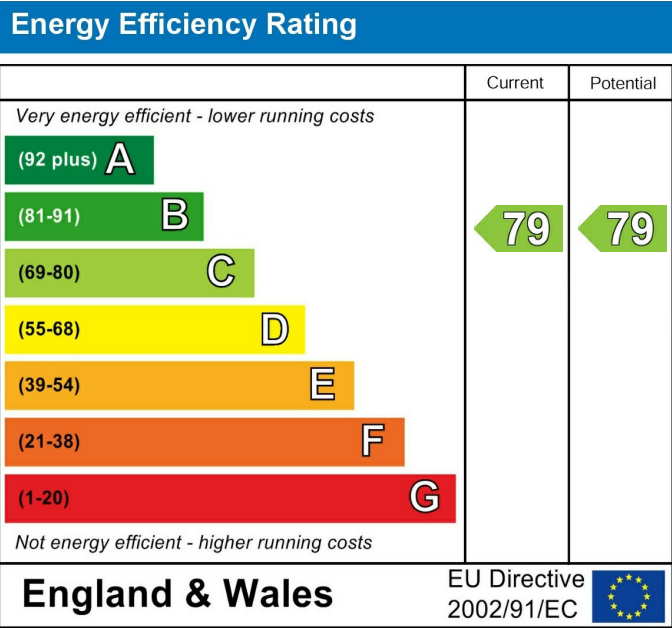
8'11" x 5'1"
Access from the hallway leading into the shower room. Walk in shower, W/C and wash hand basin.

Balcony

11'3" x 4'11"
Access from the living room leading onto balcony. Views over the lake grounds.

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.









