



HUNTERS®
HERE TO GET *you* THERE

117 Lake Shore Drive, Bristol, BS13 7AZ

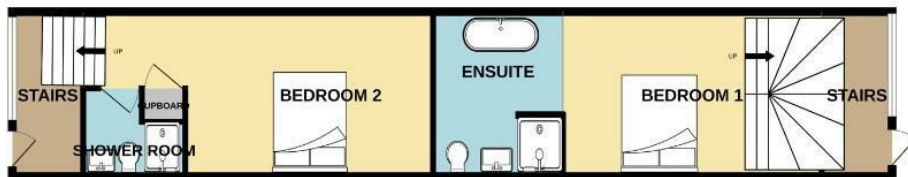
117 Lake Shore Drive, Bristol, BS13 7AZ

£240,000

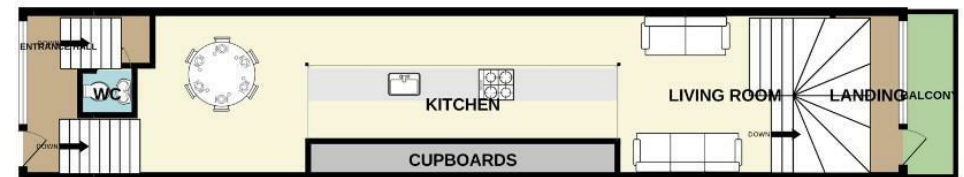
A large & unique two bedroom duplex apartment with a balcony, situated in the popular Lakeshore development. This apartment has been well looked after throughout and would be a perfect purchase for any investors or first time buyers looking to step on the property ladder. Lakeshore is a sought-after 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 a large open plan kitchen/diner/living space, two bedrooms (with en-suite to master), shower room and separate W/C. The property further benefits from a balcony overlooking the lake, underfloor heating throughout and NO ONWARD CHAIN. Call today to view!

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LOWER LEVEL
635 sq.ft. (59.0 sq.m.) approx.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.
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Entrance Hall

Access to the property through the front door into the entrance hall. There are two sets of stairs as you walk in, one leading up to the kitchen/diner area and the other leading down to bedroom two. Door providing access to W/C.

W/C

Leading from the entrance hall into the W/C, which consists of a wash basin and W/C. Underfloor heating.

Kitchen/Diner

30'9" x 10'11"
Stairs leading from the entrance hall to the kitchen/diner. Underfloor heating. Matching wall and base units. The kitchen consists of a built in electric oven with hob and integrated dishwasher, fridge and freezer. Open access leading to living room.

Living Room

18'10" x 10'11"
Leading from the kitchen into the living room. Stairs leading to landing area. Underfloor heating.

Landing

Stairs leading from the living room to the landing. Double glazed windows and door to rear with direct access to balcony overlooking lake. Stairs leading down to bedroom one.

Bedroom One

17'1" x 10'11"
Leading from the the landing down to bedroom one. Two sizeable built in cupboards. Open access to en-suite. Underfloor heating.

En-suite

8'7" x 10'11"
Leading from bedroom one into the en-suite. The en-suite consists of wash basin, W/C, rolltop bath and large walk in shower unit. Underfloor heating.

Bedroom Two

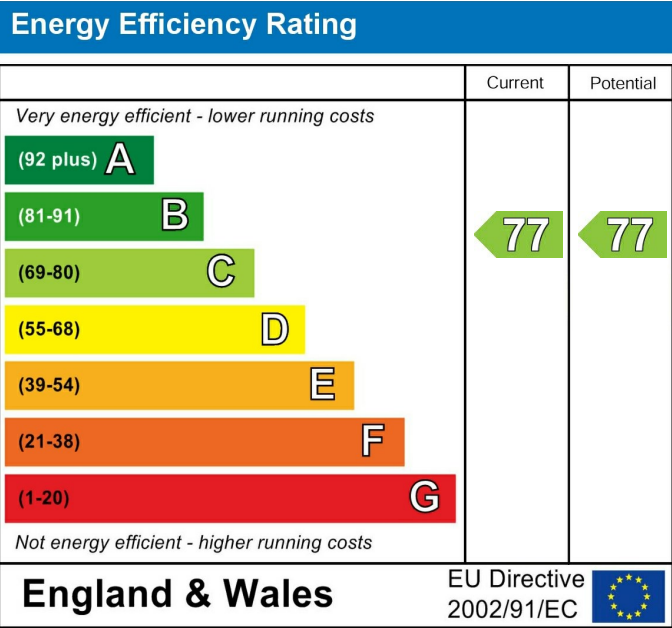
23'1" x 10'11"
Stairs leading from the entrance hall to bedroom two. Storage cupboard. Access to bathroom. Underfloor heating.

Shower Room

6'9" x 5'10"
Access to shower room via bedroom two. The shower room consists of a W/C, wash basin and walk in shower unit. Underfloor heating.

Balcony

Access to balcony via landing. There is a beautiful view overlooking the lake.



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.





