



G R E G O R Y S
— E S T A T E A G E N T S —

169 Lake Shore Drive
Bristol, BS13 7AZ

£165,000



Packed full of character this one bedroom apartment impresses with its industrial feel. Positioned to the lower ground floor, the apartment boasts floor to ceiling windows, with access to the shared patio areas. The quirky layout, provides open plan living over two floors . To the lower level can be found the open plan living room, complete with modern fitted kitchen and a lounge area, complete with vaulted ceiling and floor to ceiling windows. The bathroom and utility cupboard complete the ground floor accommodation. Stairs then lead to the upper level where the double bedroom is situated. The current owners licence a parking space on site, of which the annual licence is available to transfer to the new buyer (annual fee payable). Lakeshore is an impressive conversion, originally the headquarters of Imperial Tobacco, built in 1960's and now home to a number of contemporary apartments. Situated within attractive grounds, spanning almost 10 acres the development offers many communal facilities including a gymnasium, fishing rights and allotments, whilst the secure covered car park and bike store can be easily accessed via an undercover walkway.

ACCOMMODATION

ENTRANCE

Entrance to the development is via secure vehicle and pedestrian gates. Walkways, stairs and lifts give access to the lower ground floor whereby the apartment is situated

OPEN PLAN LIVING 19' 2" x 11' 0" (5.85m x 3.36m)

Vaulted ceiling to the lounge area with floor to ceiling windows and door to the internal patio areas. Stairs leading to the first floor. The kitchen comprises matching wall and base units with work surfaces over, glass splash backs, inset sink unit with mixer taps over, integrated oven and electric hob with extractor hood over, fridge/ freezer, tiled flooring, spot lighting, entrance door to the apartment, large opening to the lounge area, door to the shower room. The lounge area comprises a vaulted ceiling with feature double glazed windows and door to the internal patio areas, stairs leading to the first floor

SHOWER ROOM 10' 8" x 6' 0" (3.26m x 1.82m)

A three piece white suite comprising a close coupled wc and wash hand basin, walk in shower enclosure, extractor fan, spot lighting, tiled flooring, part tiled walls, feature mirrored wall, door to utility cupboard

UTILITY CUPBOARD

Space and plumbing for a washing machine, hot water tank, heat recovery system

BEDROOM 18' 6" x 11' 0" (5.65m x 3.36m)

(Measurements taken to the maximum points) Mezzanine level with opening over the lounge area, stairs leading from the ground floor, exposed concrete ceiling and feature wall. Space for wardrobes

PARKING

A secure parking area is allocated and accessed via electronic double gates. The current owner rents a permit (with an annual charge applicable) which can be transferred to a new owner.

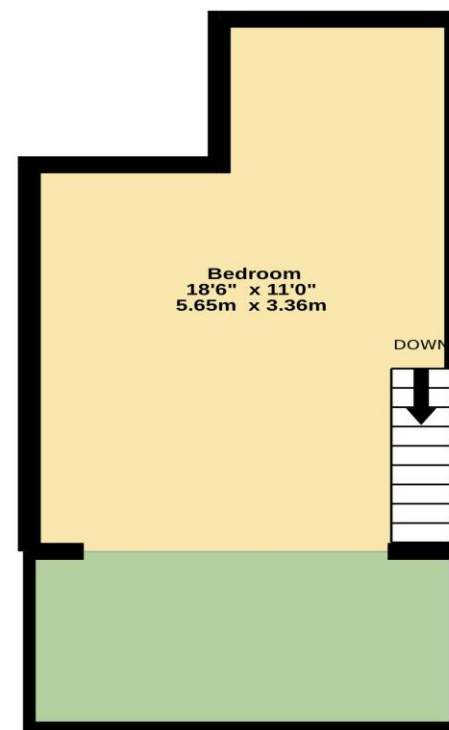
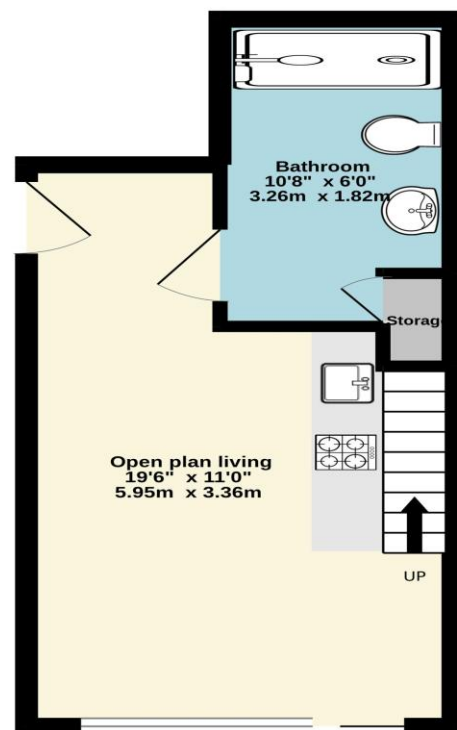




Ground Floor
245 sq.ft. (22.8 sq.m.) approx.



1st Floor
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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