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Lakeshore*

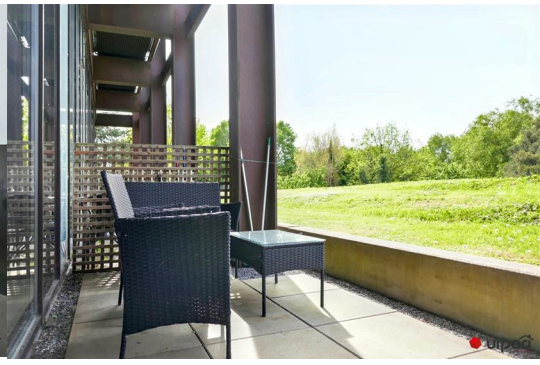
Lakeshore Drive, Imperial Park, BS13 7BD

Offers In Excess Of £150,000

1 | 1 | 1 | B

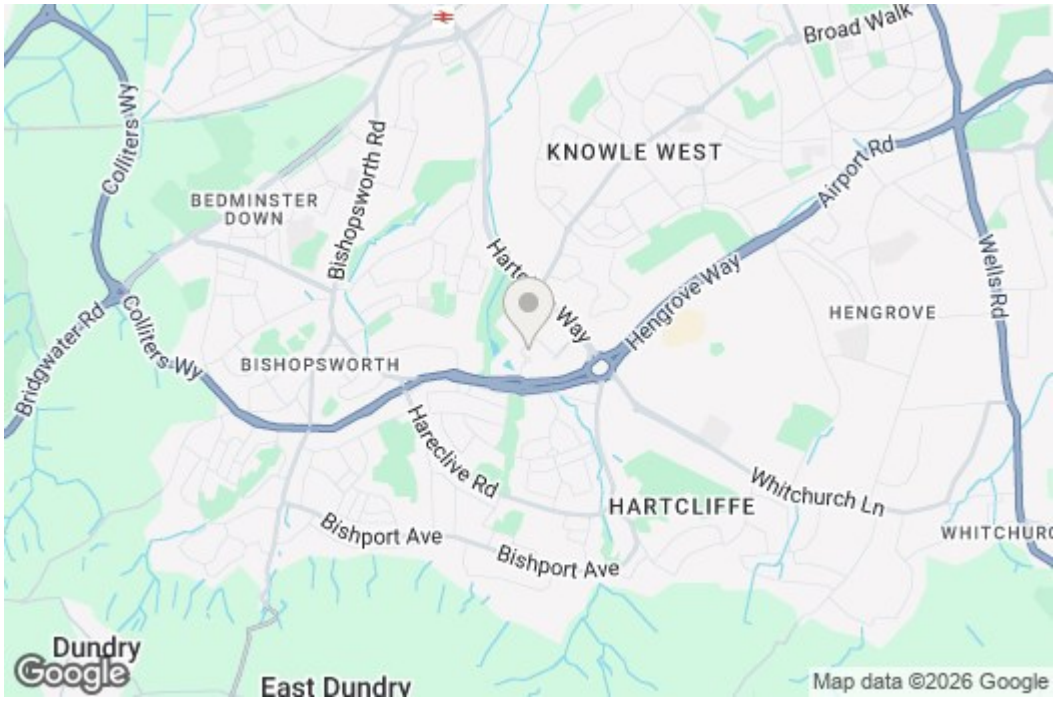
Own a piece of Bristol's history in the Lakeshore development. Set within the prestigious former headquarters of Imperial Tobacco, this exceptional apartment in the sought-after Lakeshore development is a fantastic find for first-time buyers and savvy investors alike. Perfectly placed for easy city access, you're just a 25-minute drive from North Bristol via a direct route along Hartcliffe Way and the A3029. The home feels bright and welcoming, featuring a open-plan layout that makes the most of the high ceilings and floor-to-ceiling windows. The unique architecture is highlighted by a stylish mezzanine bedroom, which provides a spacious double sleeping area. Everything has been designed for modern life, including a fitted kitchen with all the integrated appliances and lighting you need and a contemporary bathroom finished with a walk-in shower and sleek chrome fittings. Outside, you can enjoy an exclusive terrace, communal landscaped grounds that offer a peaceful lakeside retreat. You'll also have access to great residents' perks like 24-hour security, and your own allocated parking space. With Imperial Retail Park right on your doorstep and a proven rental income of £13,200 per year, this property offers a stylish, high-performing investment in one of Bristol's most iconic landmarks.



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- Leasehold
- Private Terrace looking to Communal Grounds & Lake
- 24 Hour Security
- Services & Parking Charges - £2,523.20 Per Annum
- Ground Floor
- Secure Entry System & Gated Access
- Ground Rent - £326.70 Per Annum
- 99 Years Remaining on Lease



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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 CO2 emissions		
(92 plus) A		
(81-91) B	95	96
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

154 Henleaze Road, Bristol, BS9 4NB
Tel: 0117 427 0011 Email: Scott.Anderson@urpad.property www.urpad.property