

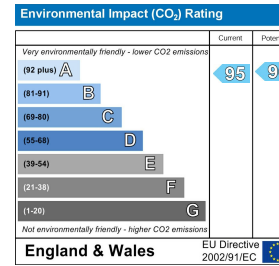
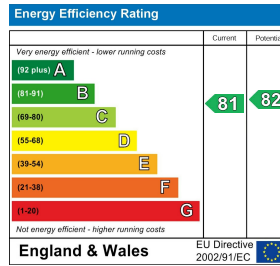
TO LET

307 Lakeshore*, Lakeshore Drive, Imperial Park, Bristol, BS13 7BD

FOR SALE Asking Price £150,000

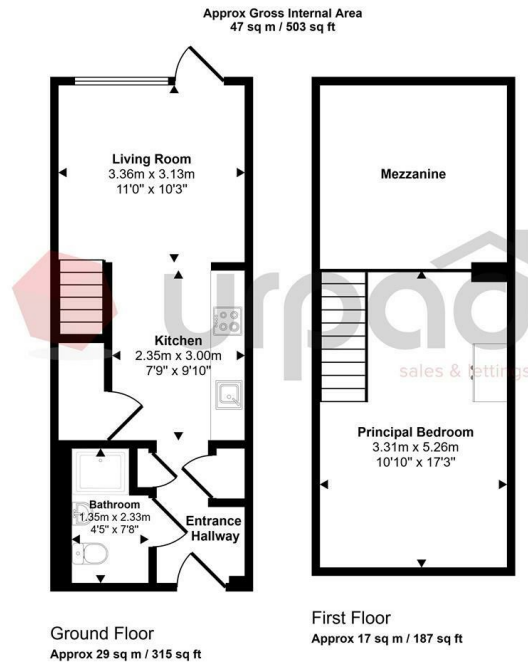


- Leasehold
- Private Terrace looking to Communal Grounds & Lake
- 24 Hour Security
- Services & Parking Charges - £2,523.20 Per Annum
- Ground Floor
- Secure Entry System & Gated Access
- Ground Rent - £326.70 Per Annum
- 99 Years Remaining on Lease



THE PROPERTY

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Directions

From Urpada office on Henleaze Road, drive southeast on Henleaze Road (B4056) and continue straight onto North View at the White Tree roundabout. Turn right onto Upper Belgrave Road (A4176), crossing the Downs, then turn left onto Bridge Valley Road to descend to the river. At the bottom, turn right onto the A4 (Hotwell Road) and take the left ramp onto the Plimsoll Bridge (A3029). Follow Brunel Way south and bear left onto Winterstoke Road (A3029), continuing past the stadium. Follow the road onto Hartcliffe Way (A4174) and eventually turn left into Wills Way to enter Imperial Park.

