



Lake Shore Drive, Crox Bottom

£130,000



- **Energy Rating - C**
- **No Onward Chain**
- **Free Gym**
- **Award Winning Development**

- **Studio Apartment**
- **Gorgeous Views Via Balcony**
- **24 Hour Security**
- **Fishing Lake**

Greenwoods are delighted to present this light and airy seventh-floor studio apartment, set within the prestigious Lake Shore development on the south-west fringe of Bristol.

Originally the former Imperial Tobacco headquarters, the building was sympathetically converted in 2007 by Urban Splash into contemporary apartments full of character and architectural interest. Set within approximately 10 acres of beautifully landscaped communal gardens and centred around a private lake, Lake Shore offers a unique blend of tranquil, waterside living within easy reach of the city centre.

Residents benefit from an excellent range of on-site facilities, including a free gym, private fishing lake, barbecue area, 24/7 security, and secure bike storage. Secure parking is available to purchase separately via Urban Splash (please note this is not included with the property).

This delightful studio apartment features modern open-plan living with impressive high ceilings and floor-to-ceiling windows that flood the space with natural light. The property also offers a balcony area, a fitted kitchen, and a spacious shower room, all finished in a contemporary style.

Ideally positioned close to local shops, amenities and bus routes, the development also enjoys direct access to the Malago Greenway cycle path, providing a convenient and scenic route into the city.

A superb opportunity for first-time buyers, investors, or those seeking a stylish city base in a truly unique setting.

Living Room 10'11" x 10'7" (3.35 x 3.25)

Kitchen 17'10" max x 5'1" (5.46 max x 1.55)

Bedroom 7'10" x 5'4" (2.41 x 1.63)

Shower Room 7'10" x 5'4" (2.39 x 1.63)

Tenure - Leasehold

Lease Start Date 18/01/2012

Lease End Date 25/06/2135

Lease Term 125 years (less 10 days) from and including 25 June 2010

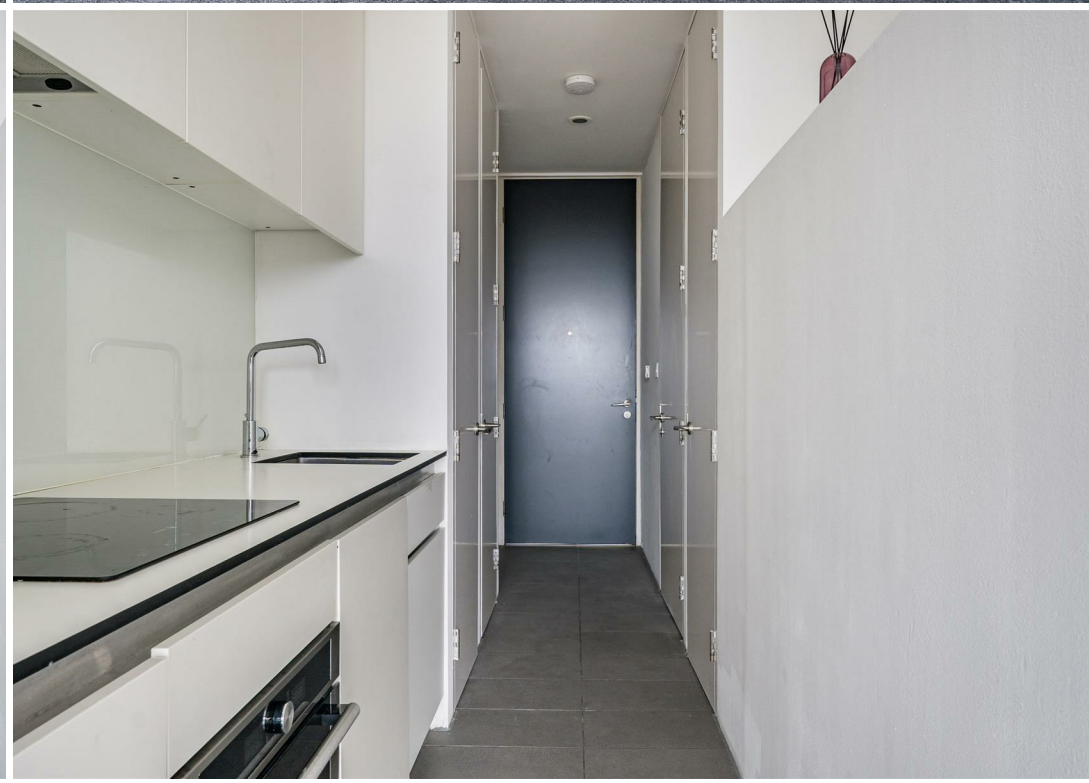
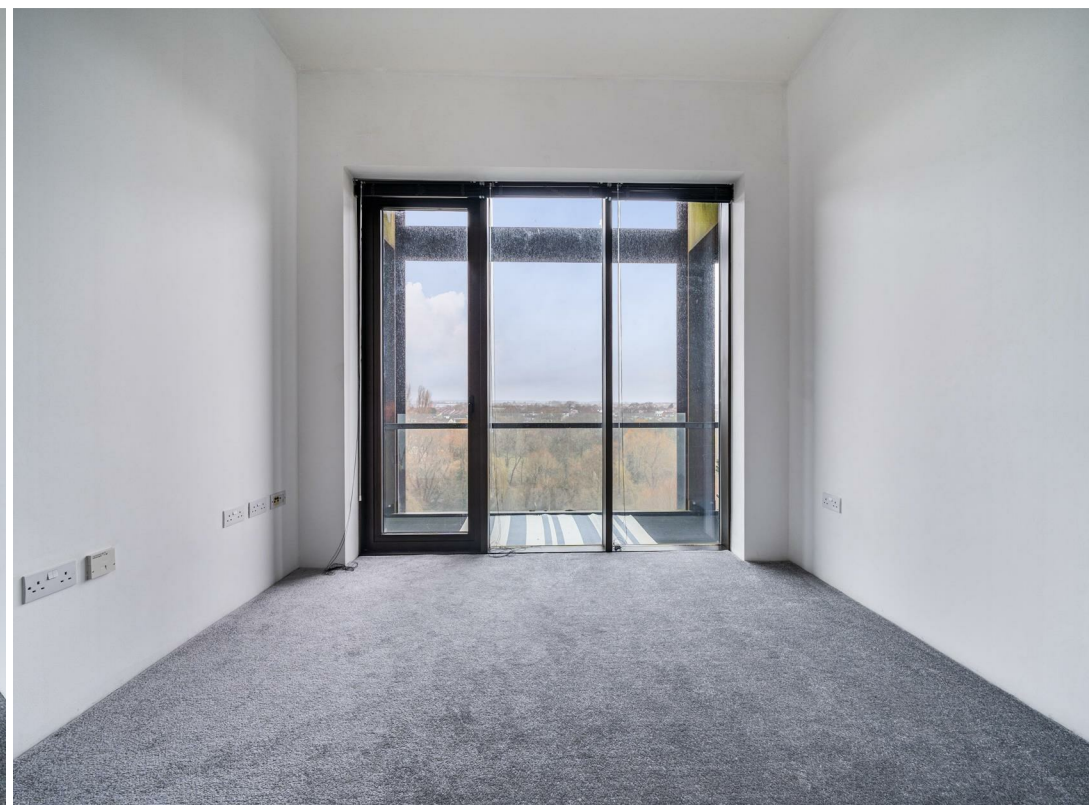
Lease Term Remaining 109 years

Service Charge - TCB

Ground Rent - TCB

Council Tax Band - A















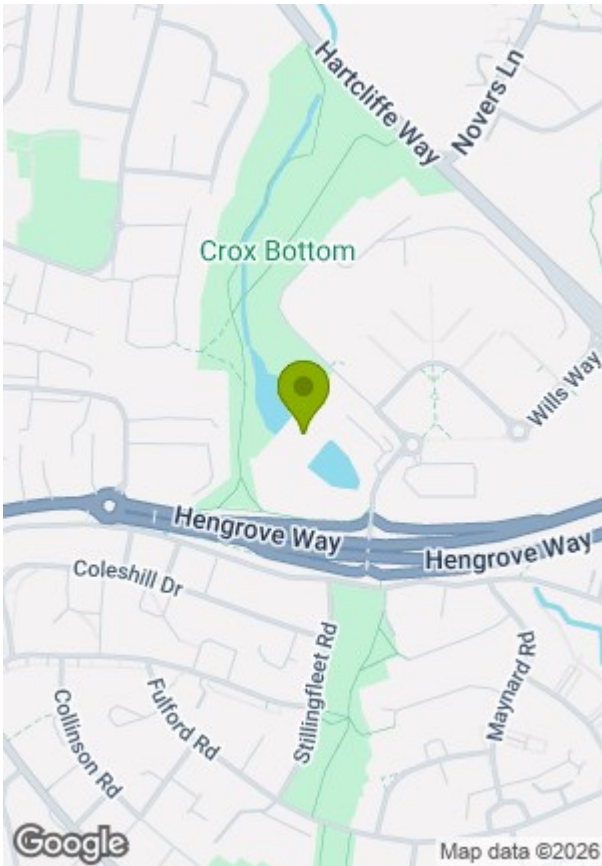


Lake Shore Drive, Bristol, BS13

Approximate Area = 309 sq ft / 28.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1418725. © nlschem 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-81) B                                                       |                         |           |
| (49-60) C                                                       |                         |           |
| (35-48) D                                                       |                         |           |
| (29-34) E                                                       |                         |           |
| (21-28) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.