



LAKESHORE LAKE SHORE DRIVE,  
HENGROVE, BS13 7AZ

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GOODMAN  
& LILLEY



A CHARMING GROUND FLOOR ONE-BEDROOM APARTMENT, LOCATED IN THE SOUGHT-AFTER LAKESHORE DRIVE DEVELOPMENT. WITH ALLOCATED PARKING AND MODERN OPEN-PLAN LIVING, THIS PROPERTY IS IDEAL FOR FIRST-TIME BUYERS OR PROFESSIONALS SEEKING CONVENIENCE AND STYLE.

### Location

Positioned within walking distance of Hengrove Leisure Park and Imperial Retail Park, the apartment offers easy access to shops, gyms, restaurants, and a cinema. Excellent public transport connections via the MetroBus offer a direct link to Bristol City Centre, while the South Bristol ring road and Bristol Airport are also close by.

Nearby areas such as Southville and Bedminster offer vibrant social scenes, with North Street providing a selection of top-tier restaurants, bars, and independent shops. Local amenities in Bishopsworth include a library, doctors' surgeries, dentists, supermarkets, a post office, and a community centre.

### Accommodation

#### Entrance

Own private entrance with intercom system and welcoming hallway leading into the main living area.

#### Open Plan Living Area

Bright and airy living space with high ceilings. Includes modern built-in appliances—ideal for entertaining or everyday living.

#### Double Bedroom

Spacious and peaceful retreat with wardrobe space, window.

#### Shower Room

Stylish shower room fitted with a double enclosure, WC, wash hand basin, partial tiling, and extractor fan.

#### Allocated Parking

Secure, gated parking space plus cycle storage.

### Grounds

Nestled in 10 acres of private gardens, this peaceful retreat is just moments from Imperial Retail Park, offering breath taking lakeside views, an on-site gym, secure bike storage, and 24-hour security.

### Buyers Information

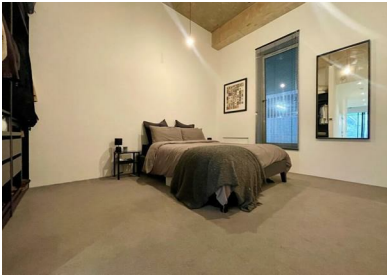
For Sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change

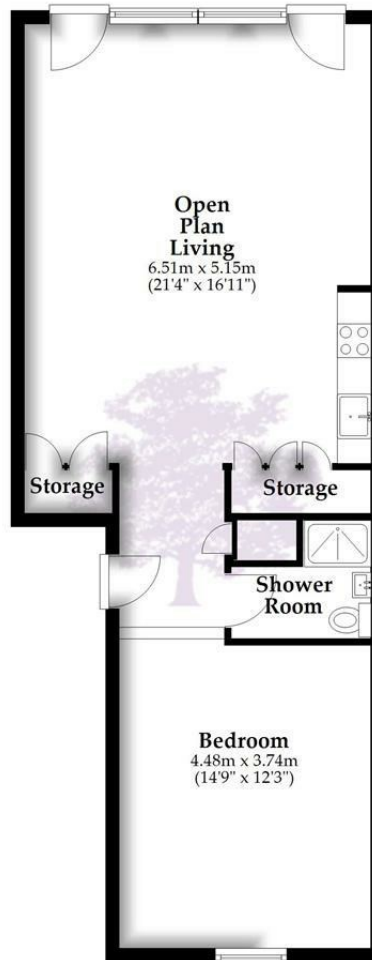


BY AUCTION £160,000





## Floor Plan



Total area: approx. 61.4 sq. metres (661.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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