



## Boulevard View, Bristol

, BS14 0TL

£150,000



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Boulevard View, Bristol

## DESCRIPTION

This fantastic one-bedroom apartment is located in a prime spot on the ground floor conveniently located at the front of the property with only one neighbouring flat to the side, offering excellent public transport links and close proximity to nearby schools and local amenities including Hengrove Leisure Centre. The property is in good condition and features an open plan living space, perfect for modern living. The kitchen is equipped with built-in appliances, making it convenient and functional. The bedroom is spacious and can easily accommodate a double bed. With parking available, this property is ideal for first-time buyers looking for a comfortable and convenient home. Don't miss the opportunity to own this fantastic apartment in a sought-after location. Contact us today to arrange a viewing.

- Ground Floor Apartment
- Open Plan Living
- Integrated Appliances
- Double Bedroom
- Bathroom
- One allocated parking space
- Visitor Parking
- Electric Heating
- Near by Shops & Amenities



# ROOMS

## Communal Entrance

Communal entrance with intercom, post boxes, lift to all floors, door to accommodation.

## Entrance Hallway

Door to accommodation, wall mounted intercom, electric wall mounted heater, cupboard. Access the open plan living space, bathroom and bedroom.

## Open Plan Living Space

Leading from the hallway into the open plan living space. uPVC double glazed window to the front elevation, modern kitchen with fitted wall and base units with work top over incorporating single drainer sink unit with mixer taps over, integral washing machine, dishwasher, fridge/freezer and microwave, wall mounted heater. Space for dining area and lounge area.

## Bedroom

Leading from the hallway into the bedroom. Double glazed window to the front and electric wall mounted heater.

## Bathroom

Leading from the hallway into the bathroom. White suite comprising low level w.c, hand basin, panelled bath with shower over, tiled walls and flooring, extractor fan, heated towel rail.

## Parking

One allocated parking space and visitor space's.

## Material Information - Whitchutch

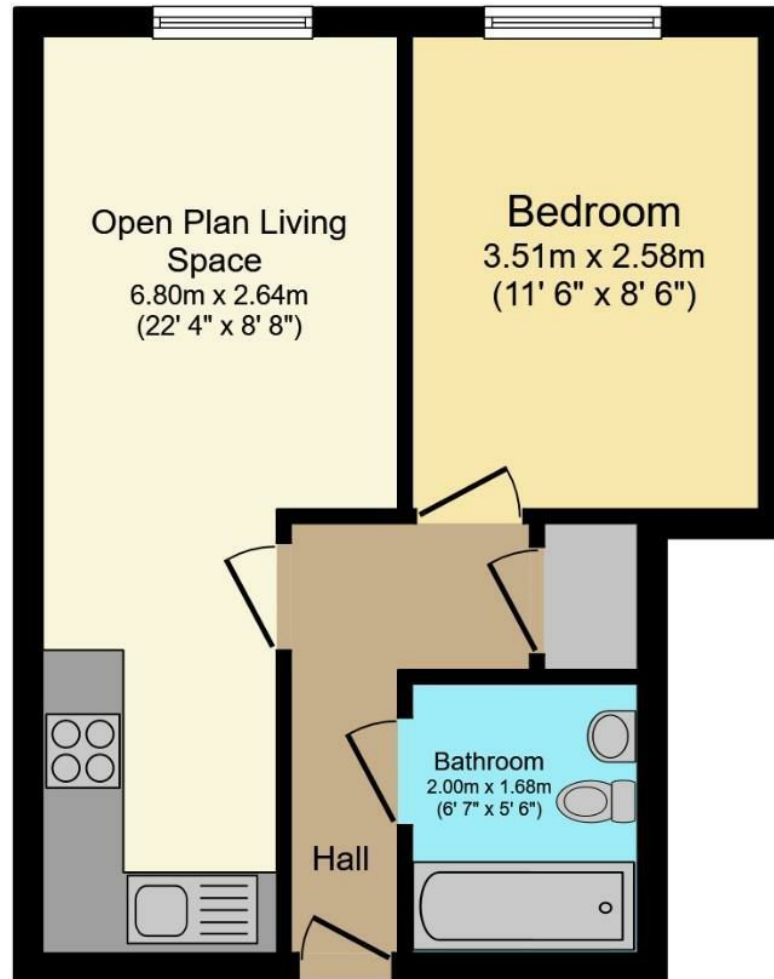
Tenure Type; Leasehold

Leasehold Years remaining on lease; 246 years

Leasehold Annual Service Charge Amount

approximately £334.00 every 6 months

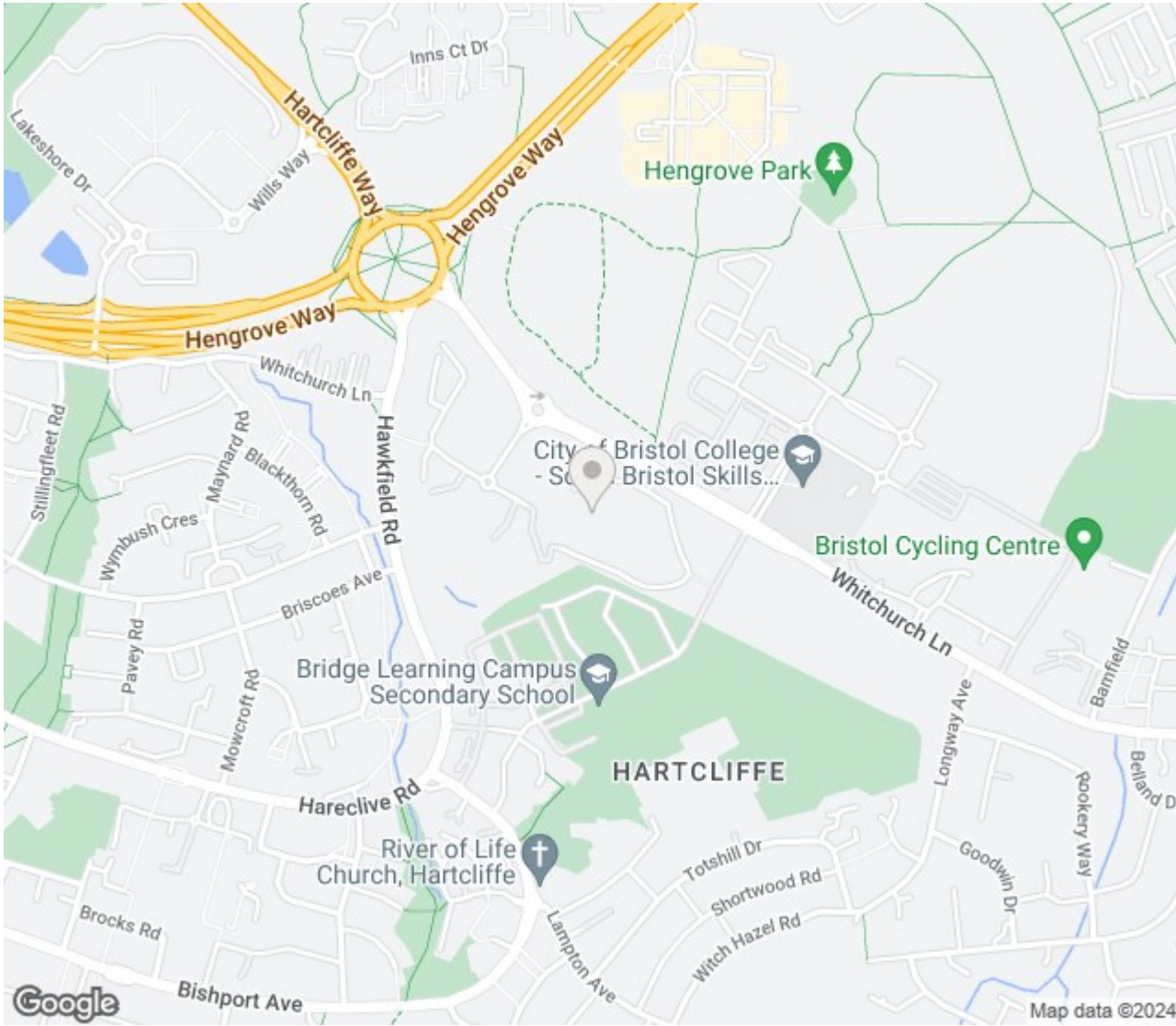
Council Tax Banding; B



## Floor Plan

Total floor area 33.2 m<sup>2</sup> (358 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.