



**Connells**

Boulevard View Whitchurch Lane  
BRISTOL



### Property Description

The development is perfectly positioned within reach of the beating heart of the city centre, restaurants and bars of Southville, the campus of City of Bristol College, South Bristol Community Hospital and acres of green space and is perfectly placed for the Imperial park and getting around the city and beyond with excellent bus, train and car links. Boulevard View will be at the centre of Bristol's largest urban regeneration scheme.

### Entrance Hallway

carpeted, storage cupboard.

### Kitchen Lounge Diner

21' 1" narrowing to x 10' 8" ( 6.43m narrowing to x 3.25m )

An open plan and modern fitted kitchen with a variety of appliances including an integrated microwave, electric oven, hob, integrated fridge freezer, washing machine dryer and dishwasher, sink drainer, laminate flooring

### Bedroom One

12' 4" narrowing to x 9' 5" ( 3.76m narrowing to x 2.87m )

A carpeted room with a double glazed window.

### Bedroom Two

11' 9" narrowing to x 10' 6" ( 3.58m narrowing to x 3.20m )

Carpeted room with a double glazed window to the rear.

### Bathroom

Features a WC, wash hand basin, shower over bath screen, extinguisher fan and part tiling.

### Parking Space







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0117 966 4278**  
**E southville@connells.co.uk**

243 North Street Southville  
 BRISTOL BS3 1JN

**EPC Rating: C**

**view this property online [connells.co.uk/Property/BMR309951](https://www.connells.co.uk/Property/BMR309951)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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