



Connells

Boulevard View Whitchurch Lane
Bristol



Property Description

Located within a recently converted building, which is fully secure with gated access and intercom. Only a short walk to nearby leisure centre and retail park. Also, within easy access of Central Bristol via Colliters Way or bus links.

Benefits include allocated parking, lift access and 8 year building guarantee.

The property also features an entrance hall, open plan living room, bedroom and modern bathroom.

Perfect if you're looking for your first home or investment property! Viewings are highly recommended to appreciate all this property has to offer.

Entrance Hallway

Built in storage cupboard

Lounge Kitchen Diner

15' 10" narrowing to x 10' 6" (4.83m narrowing to x 3.20m)
Modern fitted Kitchen, built in appliances, open plan layout

Bedroom One

10' 1" narrowing to x 8' 7" (3.07m narrowing to x 2.62m)
Large spacious bedroom, carpeted, double glazed window to rear

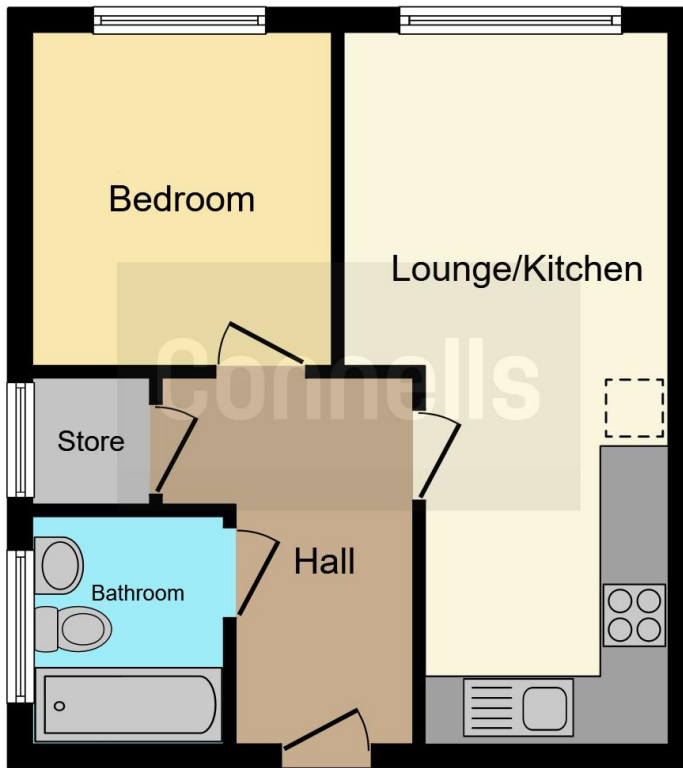
Bathroom

Modern bathroom suite, wash hand basin, WC, extractor fan

Parking

1 allocated space





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/BMR310779

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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