



**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.

#### Location & Transport

Boulevard View 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, and is now home to a children's play area, skate park, shopping facilities, leisure centre, hospital and a state of the art college.

### Entrance Hallway

carpeted and storage.

### Open Plan Living Kitchen Diner

Irregular Shaped Room 23' 4" x 9' 6" ( 7.11m x 2.90m)

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,

### Bedroom One

13' 2" x 8' 9" ( 4.01m x 2.67m )

A carpeted room with a double glazed window.

### Bedroom Two

11' 5" x 8' 9" ( 3.48m x 2.67m )

A carpeted room with a double glazed window to the rear.

### Bathroom

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

### Allocated Parking Space





To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BMR310706](https://www.connells.co.uk/Property/BMR310706)**

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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Property Ref: BMR310706 - 0006