

for sale

**£190,000** Leasehold



## Boulevard View Whitchurch Lane Bristol BS14 0TN

Connells are pleased to present a superb one bedroom first floor apartment in excellent condition throughout, located in the popular area of Whitchurch. call now to book your viewing slot!

- Energy Rating: D
- OPEN-PLAN LIVING ROOM
- EASY ACCESS TO CENTRAL BRISTOL VIA COLLITERS WAY
- GREAT PUBLIC TRANSPORT LINKS

# Property Details

## Entrance Hall

Carpeted entrance hall. Access to bathroom, bedroom and kitchen. Fire door to front.

## Kitchen/Lounge 27' x 9' 11" ( 8.23m x 3.02m )

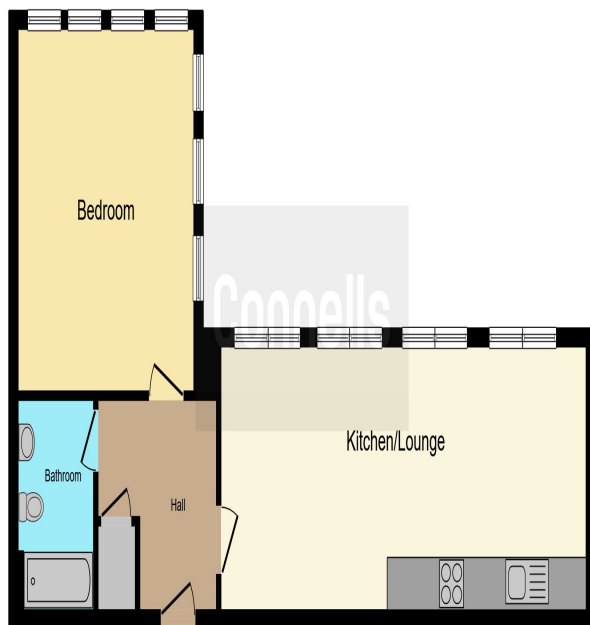
Large kitchen/lounge space. Modern fitted kitchen. Matching base and head units with integrated appliances.

## Bedroom 13' 3" x 13' 7" ( 4.04m x 4.14m )

Carpeted bedroom. Large double glazed window to side. Ample space for double bed and furniture.

## Bathroom

WC, wash hand basin and large vanity mirror. Electric shower over bath. Tiled bath area.



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](http://www.focalagent.com)



To view this property please contact Connells on

**T 0117 966 4278**  
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243 North Street Southville  
BRISTOL BS3 1JN

Property Ref: BMR311271 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

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.

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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