

for sale

**£157,000** Leasehold



## Boulevard View Whitchurch Lane Bristol BS14 0TN

Connells are pleased to present a superb one bedroom Modern apartment in excellent condition throughout offering stunning views across Dundry hills, located in the popular area of Whitchurch. Call now to book your viewing slot!

- Energy Rating: C
- OPEN PLAN LIVING ROOM
- NEWLY CONVERTED WITH 5 YEAR GUARANTEE
- FULLY INTEGRATED APPLIANCES
- SHORT WALK TO LEISURE

# Property Details

## Entrance Hall

Built in storage cupboard

**Kitchen/Lounge** 21' max x 9' 1" max ( 6.40m max x 2.77m max )

Modern fitted kitchen, built in appliances, open plan layout with views out to Dundry hills.

**Bedroom** 9' 9" x 9' 1" ( 2.97m x 2.77m )

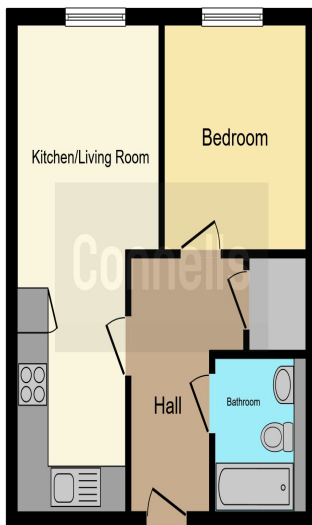
Large spacious bedroom, carpeted, double glazed window to rear with views out to Dundry.

## 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

**T 0117 966 4278**  
**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

Property Ref: BMR311484 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1000.00

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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