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Boulevard View Whitchurch Lane  
Bristol

# Boulevard View Whitchurch Lane Bristol BS14 0TN

for sale  
**£195,000**



## Property Description

This two bedroom apartment is perfect for first-time buyers with a fully fitted kitchen including Stainless Steel Oven, Ceramic Hob, Integrated Fridge/Freezer, Integrated Dishwasher, Integrated Washer Dryer and Microwave.

Two double bedrooms, family bathroom with shower over bath and chrome heated towel rail.

Grey Laminate Flooring to the Kitchen and Living Area and Fully Grey Carpeted Bedrooms. Each apartment will also benefit from Entry System, lift access and downlight fittings spotlights.

An exciting new community cropping up just outside the amazing city of Bristol. 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 is at the centre of Bristol's largest urban regeneration scheme.

## Lounge/Kitchen

29' 9" x 15' 7" ( 9.07m x 4.75m )

Bi folding doors leading to balcony. Carpeted, modern fitted kitchen, open plan layout.

## Bedroom One

12' 3" x 10' 10" ( 3.73m x 3.30m )

Double glazed window to rear elevation. Carpeted.

## Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

Double glazed window to rear elevation. Carpeted.

## Bathroom

6' 7" x 6' 7" ( 2.01m x 2.01m )

WC and wash hand basin. Partially tiled walls with shower over bath. Shower area fully tiled. Extractor fan.

## Balcony

16' 11" x 7' 9" ( 5.16m x 2.36m )

Large balcony with paved terrace offering great outside living 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](http://www.focalagent.com)

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243 North Street Southville  
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EPC Rating: D Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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