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*Whitchurch Lane*

WHITCHURCH



Comments by Ms Ellie Powell

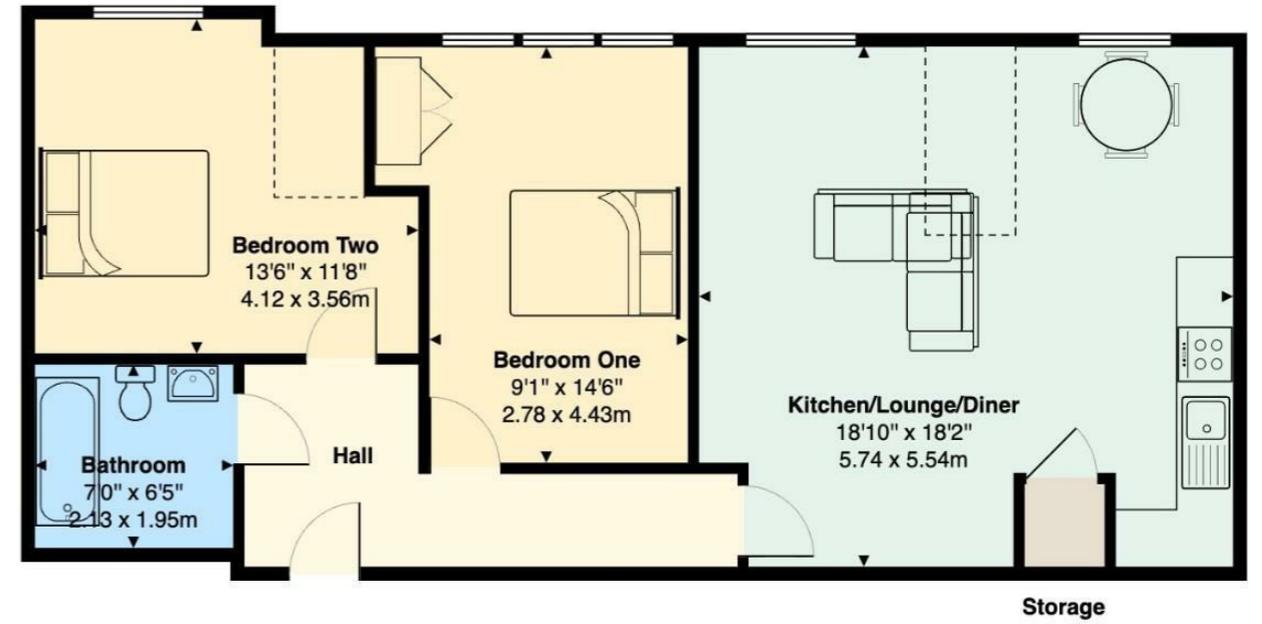


**Property Specialist**

**Ms Ellie Powell**

Sales Negotiator

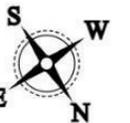
ellie.powell@jeffreycross.co.uk



**Boulevard View, Whitchurch Lane, Whitchurch, Bristol, BS14 0TN**

Total Area: 796 ft<sup>2</sup> ... 74.0 m<sup>2</sup>

All measurements are approximate and for display purposes only



Comments by the Homeowner





# Whitchurch Lane

Whitchurch, Bristol, BS14 0TN

Offers Over

£210,000



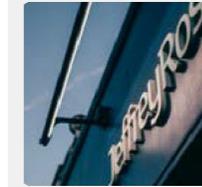
2 Bedroom(s)



1 Bathroom(s)



796.00 sq ft



Contact our  
**Property Outlet Branch**

0117 935 4565

Nestled in the sought-after area of Whitchurch, Bristol, this well-presented property offers exceptional convenience and comfort. Ideally situated within walking distance of the local bus depot, it provides excellent transport links to the city and surrounding areas.

The property is close to highly regarded schools, an outstanding local college, and a well-rated hospital, making it a perfect choice for families and professionals alike. Residents will also appreciate the secure, onsite parking and easy access to nearby shops, cafes, and everyday amenities.

Offering a superb blend of location, lifestyle, and practicality, this home represents an outstanding opportunity to secure a property in one of Bristol's most desirable and well-connected neighbourhoods.





#### Communal Entrance Foyer

Stylish seating area and mailboxes

#### Lease Details

250 years from new approx 245 remaining

#### Lift and Stairs access

3rd floor apartment

#### Entrance Hallway

#### Bathroom 7'0" x 5'8" ( 2.15 x 1.75)

#### Bedroom Two 13'7" x 11'8" (4.15 x 3.56)

#### Bedroom One 14'5" x 9'1" (4.41 x 2.78)

#### Open Plan Living / Kitchen and Dining 18'9" x 18'4" (5.74 x 5.59)

#### Parking

1 Allocated parking space and 1 visitor space.

#### Communal Space

#### Tenure

We are informed by our client that the property is Leasehold this is to be confirmed by your legal advisor

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

