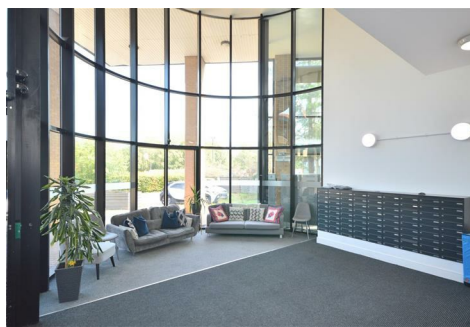




## 36 Boulevard View Whitchurch Lane, Bristol, BS14 0TL

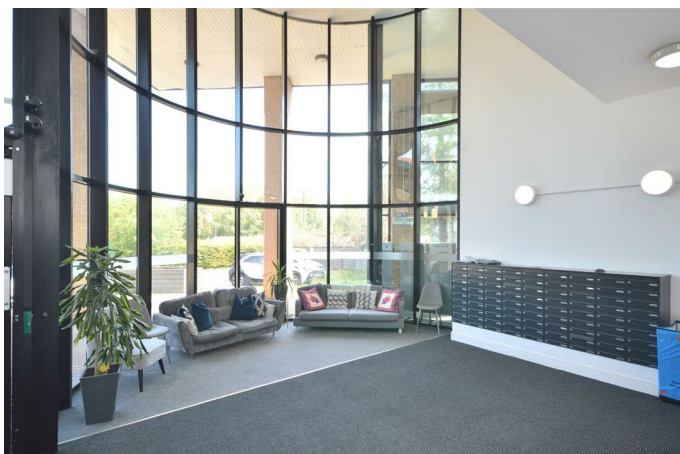
**£150,000**

This beautifully presented one-bedroom flat is **\*\*for sale\*\*** in Bristol and is suited to both first-time buyers and investors. Set within a gated development with secure communal areas, the property includes a parking space and offers practical modern living.

The accommodation comprises an open-plan kitchen / sitting room with double doors leading onto one of the communal gardens, providing good natural light and a flexible layout for everyday living. There is a good size double bedroom and a bathroom, together forming a straightforward and functional arrangement.

The location offers access to green spaces, located opposite a nature reserve, parks & open spaces providing opportunities for walking and outdoor recreation. Local amenities such as a Leisure Centre, cafés and everyday services are available within walking distance.

**Communal Area**



**Bathroom**

7'6" x 6'6" (2.30 x 2.00)



**Entrance Hall**



**Communal Outdoor Space**



**Open Plan Kitchen / Sitting Room**

18'0" x 10'9" (5.49 x 3.29)



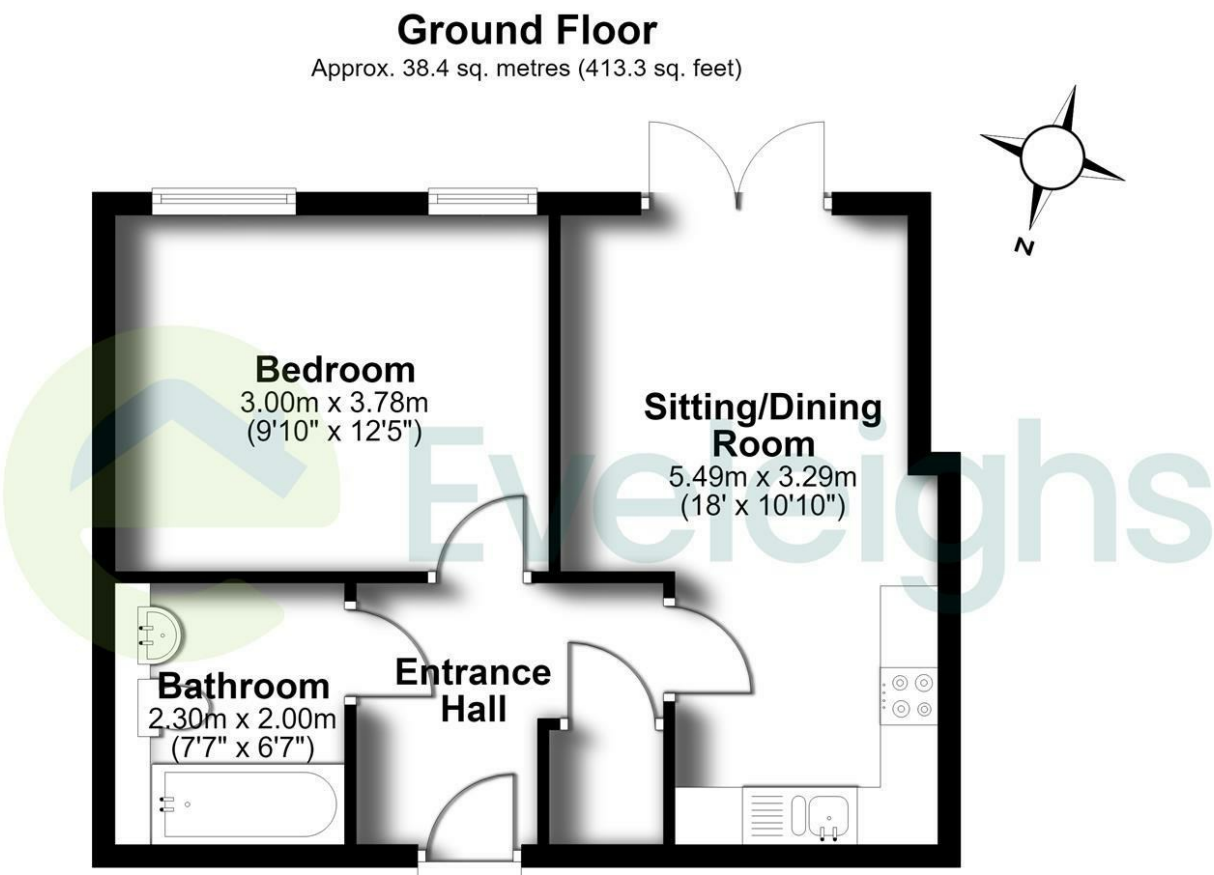
**Bedroom One**

12'4" x 9'10" (3.78 x 3.00)



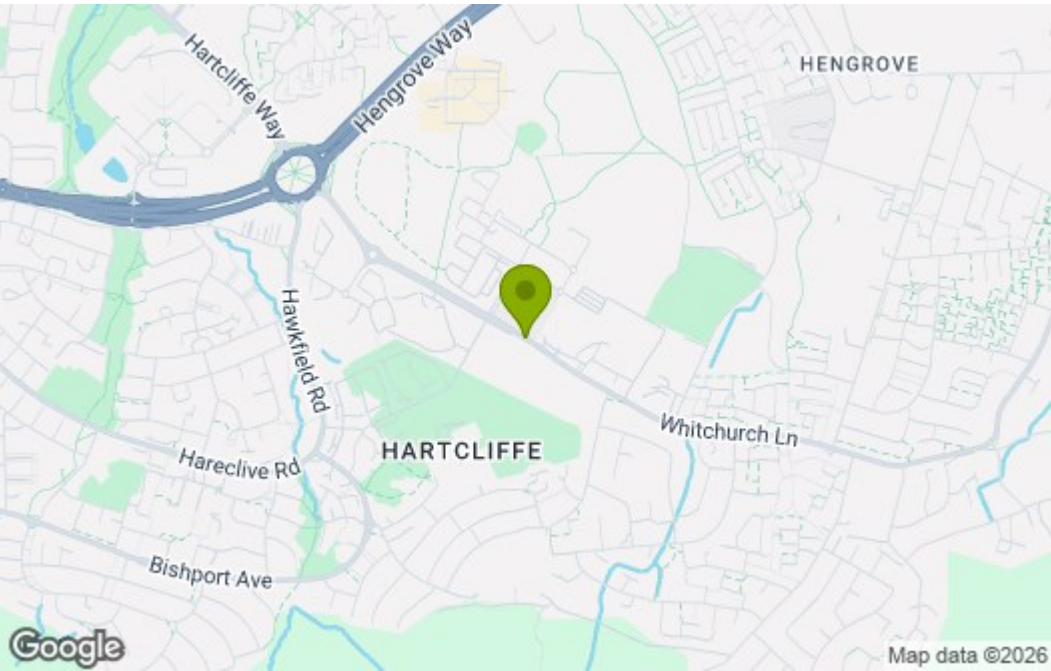
**Parking Space**

Floor Plan

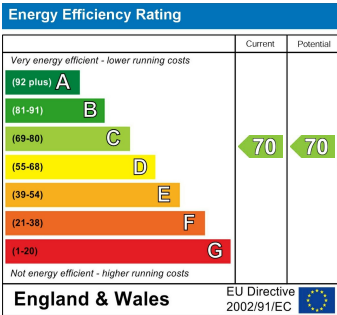


Total area: approx. 38.4 sq. metres (413.3 sq. feet)  
**36 Boulevard View**

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.