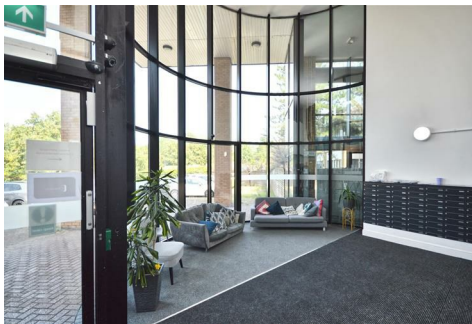




13 Boulevard View Whitchurch Lane, Bristol, BS14 0TL

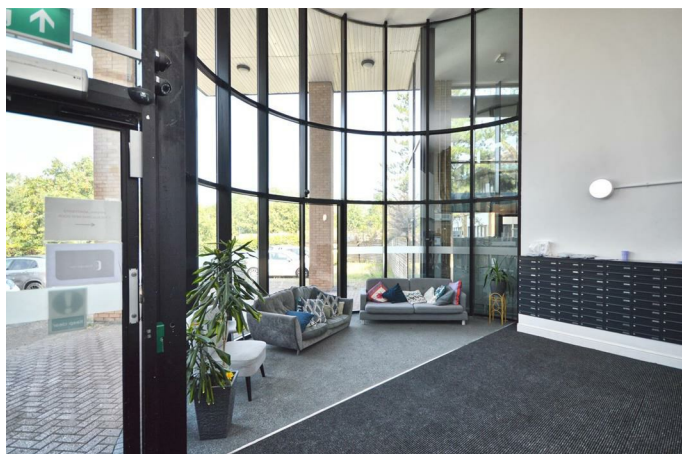
£190,000

This neutrally decorated two-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 dual-aspect windows, providing good natural light and a flexible layout for everyday living. There are two double bedrooms and a bathroom, together forming a straightforward and functional arrangement. The flat has an EPC rating of D and falls within Council Tax Band B.

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



Bedroom Two

11'11" x 7'2" (3.64 x 2.19)



Entrance Hall



Bathroom

7'2" x 6'1" (2.20 x 1.86)



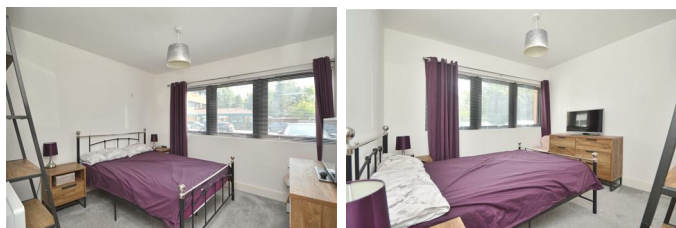
Open Plan Kitchen / Sitting Room

14'1" x 11'11" (4.30 x 3.64)



Bedroom One

10'4" x 9'4" (3.16 x 2.85)



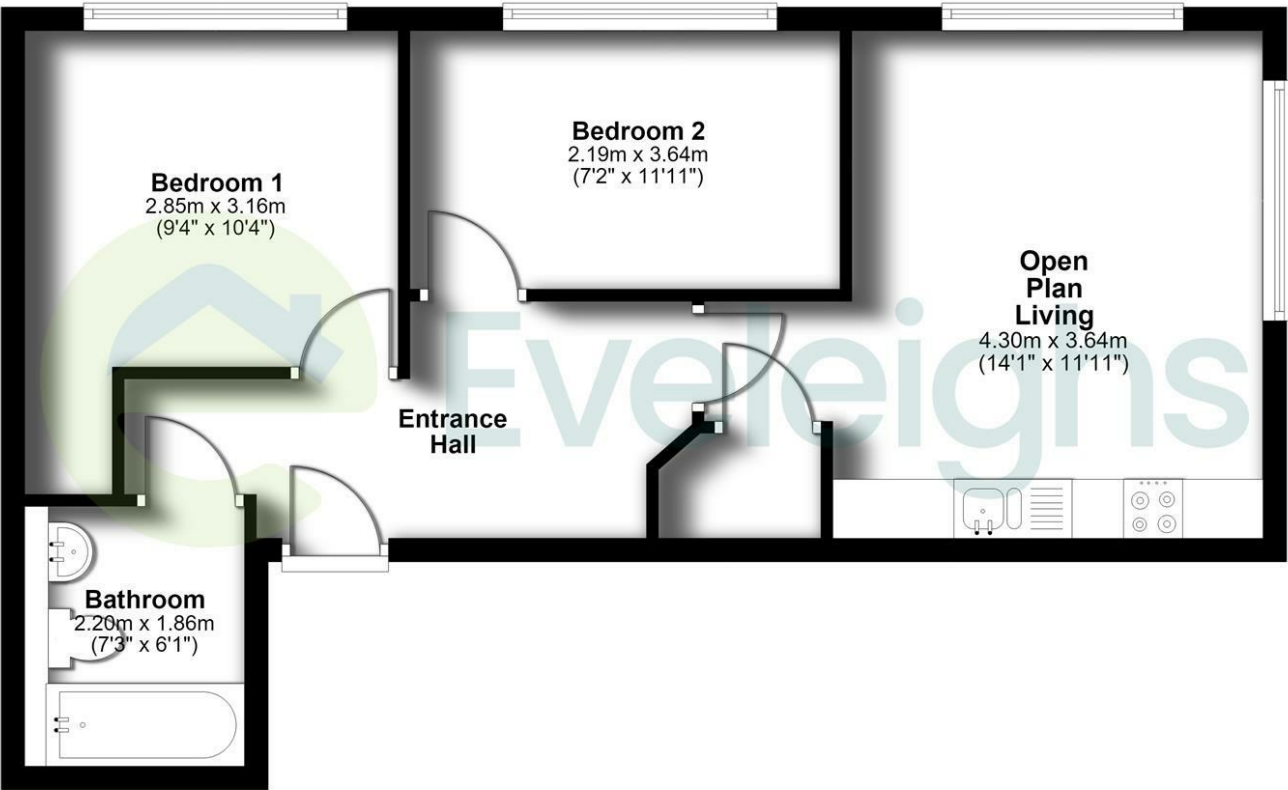
Parking Space



Floor Plan

Ground Floor

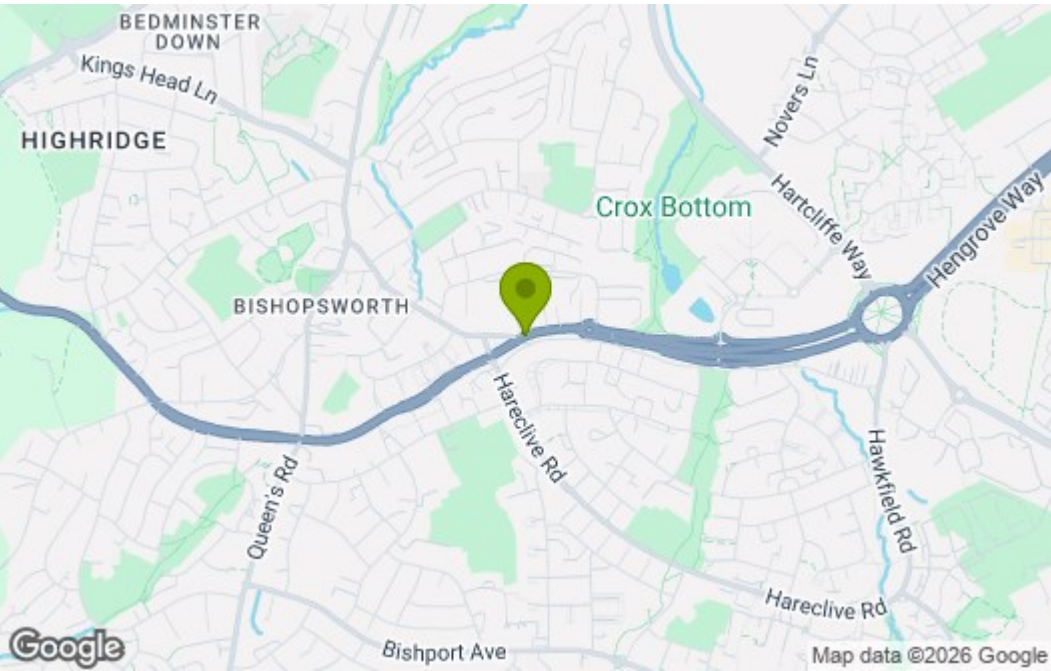
Approx. 48.7 sq. metres (523.7 sq. feet)



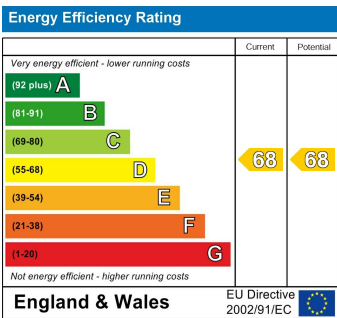
Total area: approx. 48.7 sq. metres (523.7 sq. feet)

13 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.