



Boulevard View, Bristol
, BS14 0TN

**Offers In Excess Of
£170,000**



Boulevard View, Bristol

DESCRIPTION

Presenting a fantastic two-bedroom apartment for sale with no onward chain! Ideal for first-time buyers and investors alike. This property offers a blend of modern living and convenience, set within easy reach of public transport links, nearby schools, and a wealth of local amenities.

Upon entering, you are welcomed by an entrance hallway that leads into an inviting open plan living space, designed to accommodate both relaxation and entertaining. This exceptional area benefits from three Velux windows, ensuring an abundance of natural light throughout the day, enhancing the spacious feel of the room. The kitchen area provides a well-appointed space for cooking and dining, complemented by a large storage cupboard to keep your essentials neatly organised.

Both bedrooms are generously sized doubles, offering comfort and flexibility whether utilised as sleeping quarters or adaptable work-from-home settings.

For those who value secure and hassle-free parking, the property comes with an allocated parking space. Cyclists and those with additional storage needs will appreciate the dedicated bike storage facility.

Situated in a location that encourages easy access to daily necessities—be it for commuting, school runs, or enjoying the surrounding amenities—this flat truly embodies convenience and practicality. Whether you are taking your first step onto the property ladder or seeking a smart investment opportunity, this residence stands out as an excellent choice.

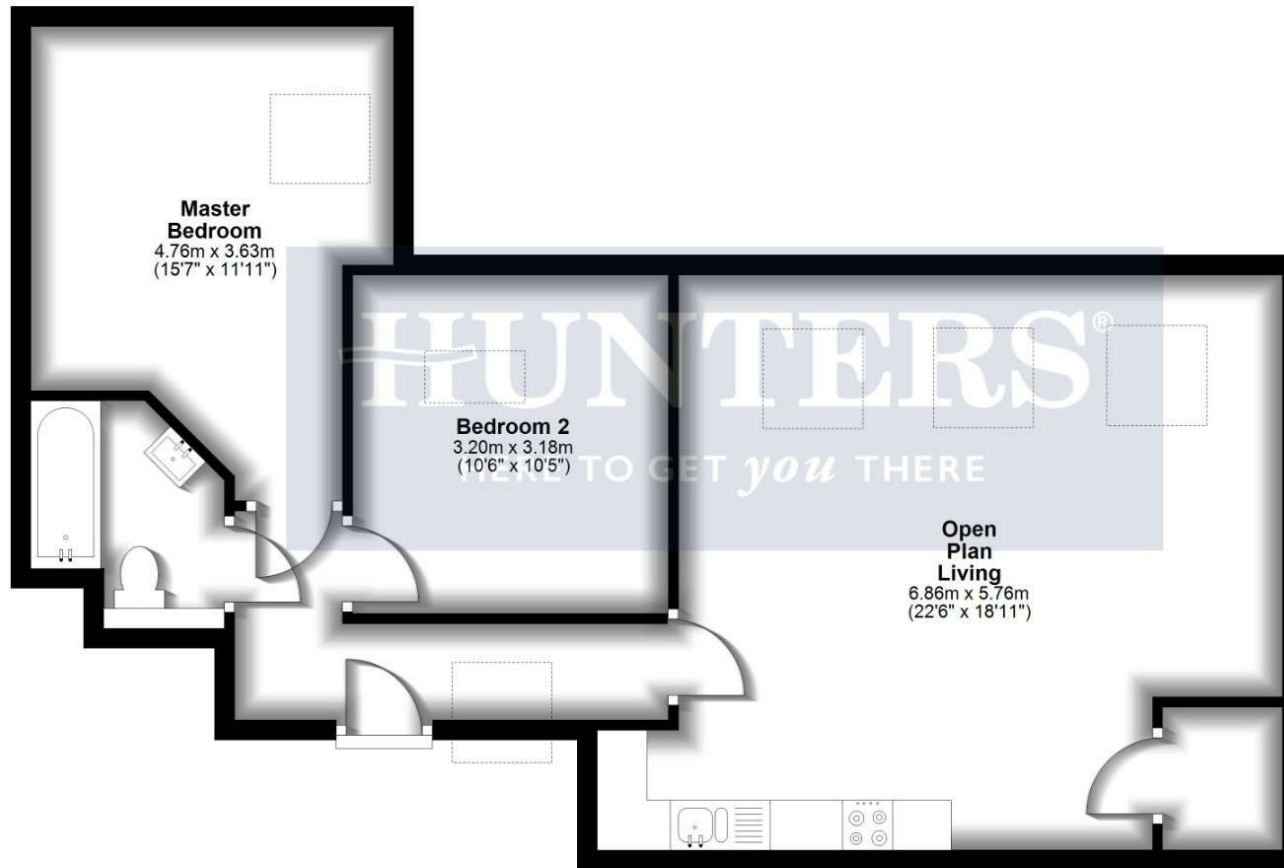
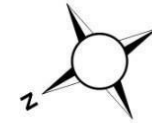
Viewing is highly recommended to fully appreciate everything this superb apartment has to offer. Do not miss your chance to secure a well-presented home in this sought-after area.





Second Floor

Approx. 71.6 sq. metres (770.4 sq. feet)

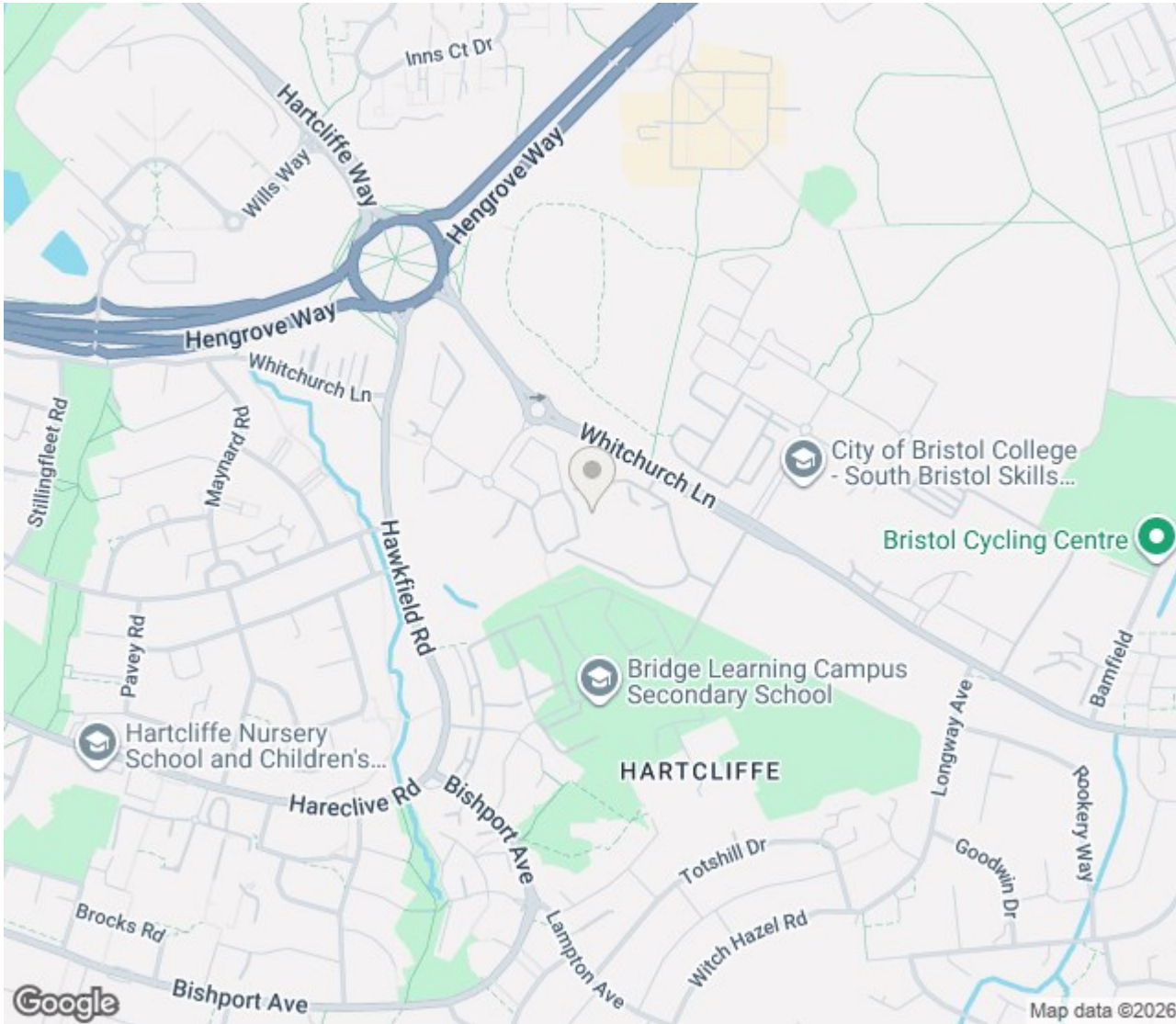


**Master
Bedroom**
4.76m x 3.63m
(15'7" x 11'11")


Bedroom 2
3.20m x 3.18m
(10'6" x 10'5")

**Open
Plan
Living**
6.86m x 5.76m
(22'6" x 18'11")

Total area: approx. 71.6 sq. metres (770.4 sq. feet)



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.