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CARDIFF

VALE

CAERPHILLY

BRISTOL





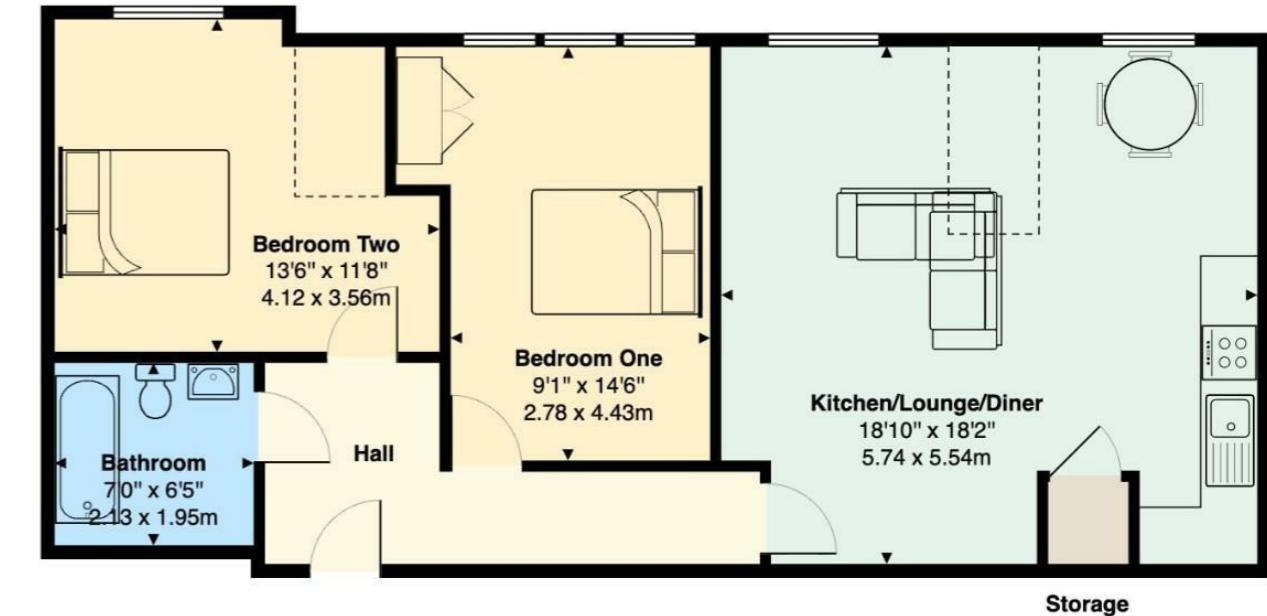
Comments by Ms Ellie Powell



**Property Specialist**  
**Ms Ellie Powell**  
Sales Negotiator  
[ellie.powell@jeffreyross.co.uk](mailto:ellie.powell@jeffreyross.co.uk)



Comments by the Homeowner



**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





# Whitchurch Lane

Whitchurch, Bristol, BS14 0TN

Offers Over

£220,000



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 setting area and mailboxes

#### Lease Details

250 years from now 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

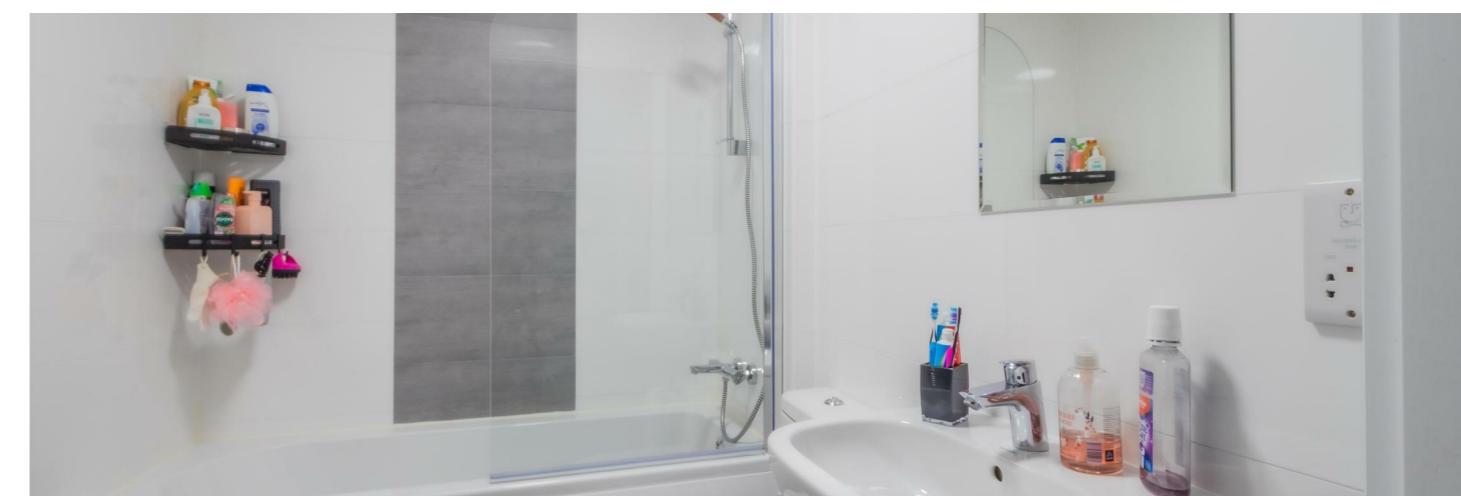
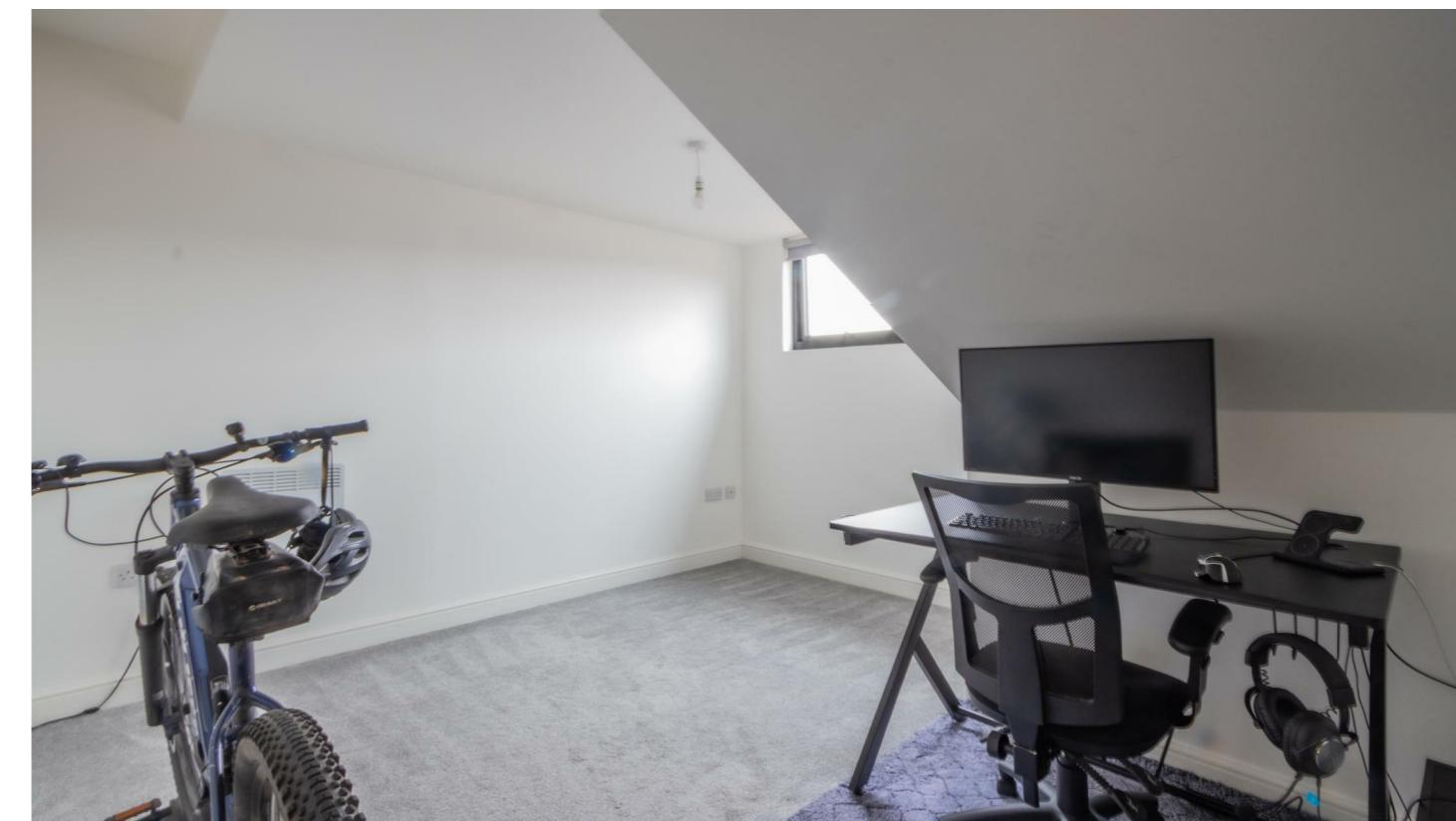
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

