



71 Boulevard View Whitchurch Lane, Bristol, BS14

£215,000

- Allocated Parking
- Two Double Bedrooms
- 234 Year Lease Remaining
- Open Plan Kitchen/Living Space
- Ensuite & Family Bathroom
- Contemporary Design

Situated within a modern development, this beautifully presented two-bedroom first floor apartment offers spacious and contemporary living throughout, making it an ideal purchase for first-time buyers, professionals, investors, or those looking to downsize.

The heart of the home is the impressive open-plan kitchen/living room, providing a bright and sociable space perfect for both relaxing and entertaining. The modern fitted kitchen is well-equipped with ample storage and workspace, seamlessly flowing into the generous living area.

The property benefits from two well-proportioned double bedrooms, with the principal bedroom enjoying the added luxury of a stylish ensuite shower room. A modern family bathroom serves the second bedroom and guests alike.

Further benefits include a welcoming entrance hall with useful storage, double glazing and an allocated parking space with further visitor parking available.

Boulevard View itself is conveniently located less than a mile from Hengrove Leisure Park benefitting plenty of eateries, activity spots and Hengrove Leisure Centre is nearby to cover sporting activities. and cinema. Additionally just 0.8 miles to the Imperial Retail Park, with further places to grab a coffee a bite to eat or spend a few hours shopping.

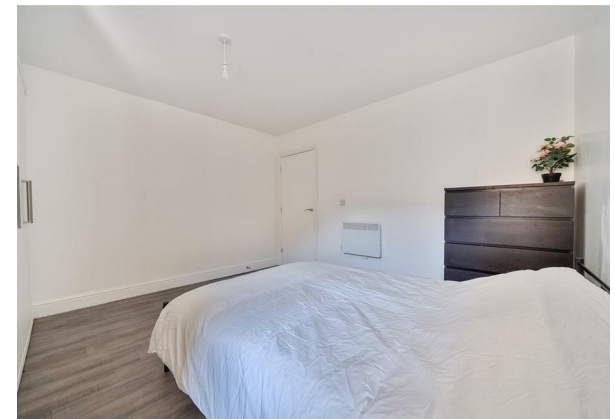
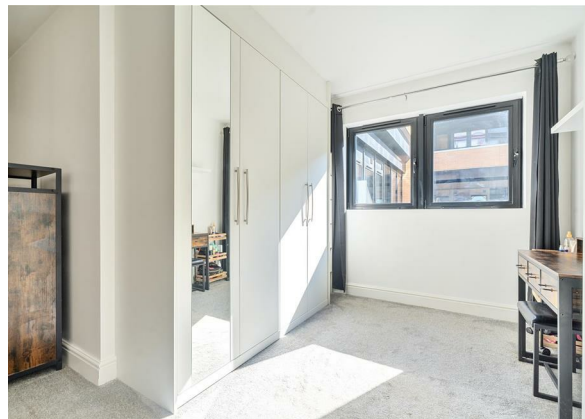
Kitchen/Living Room 18'4" x 13'5" (5.59 x 4.09)

Bedroom One 12'7" x 8'11" (3.86 x 2.74)

En-Suite 8'2" x 4'7" (2.49 x 1.42)

Bedroom Two 12'7" x 12'5" (3.84 x 3.79)

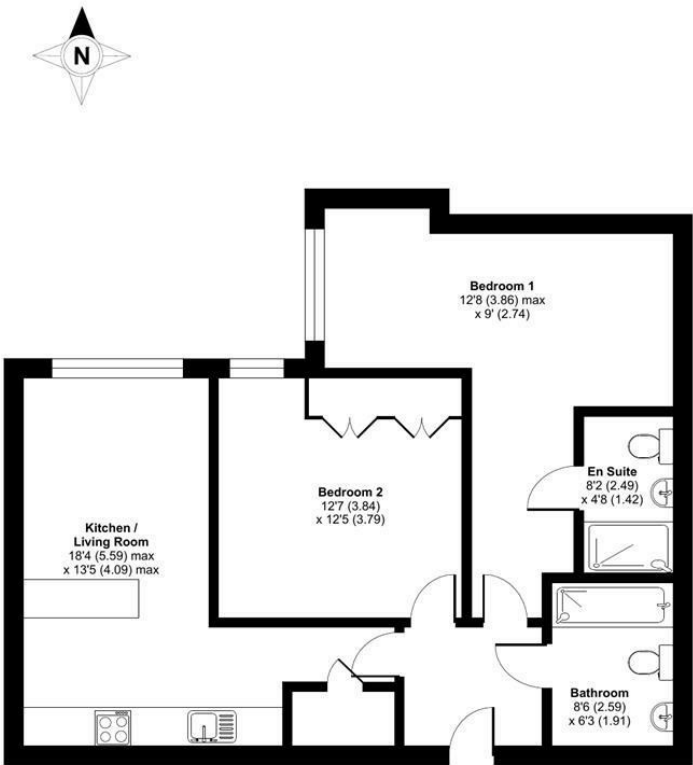
Bathroom 8'5" x 6'3" (2.59 x 1.91)





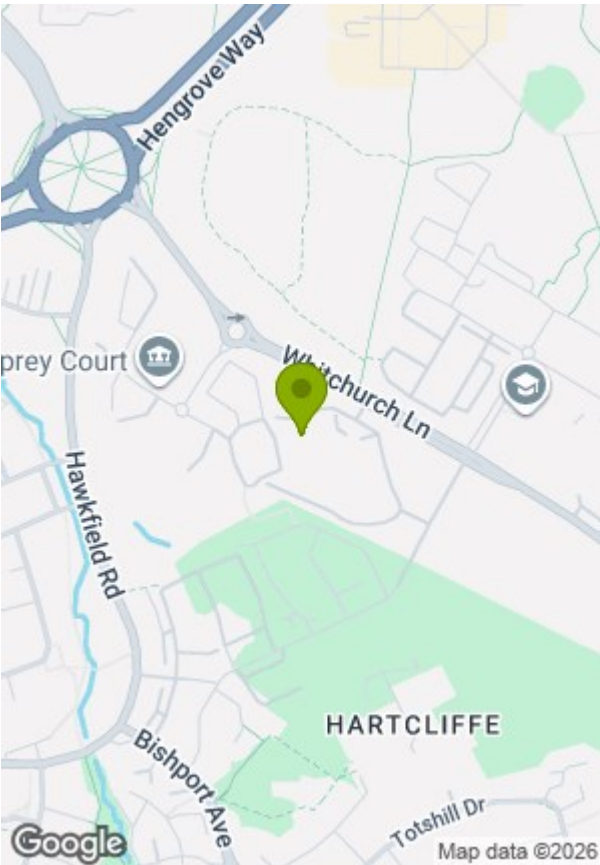
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Approximate Area = 792 sq ft / 73.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1459338



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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