



31 Boulevard View Whitchurch Lane, Bristol, BS14

£159,995

- Open Plan Living
- Access to Communal Courtyard
- Resident and Visitor Parking
- 234 Year Lease Remaining
- Garden Flat
- Contemporary Design
- Integrated Kitchen Appliances
- EPC - C

Welcome to Boulevard View! The modern development was converted into stylish apartments in 2021.

This stylish garden flat features a spacious open-plan living area, ideal for entertaining guests or relaxing with family. The contemporary kitchen is fitted with integrated appliances, an electric oven, and an induction hob, creating a sleek and modern finish that flows seamlessly into the living space. There is ample room for a large sofa and dining table, making it the perfect place to unwind at the end of the day.

The generously sized bedroom benefits from rear-facing windows that fill the room with natural light throughout the day. Completing the interior is a modern bathroom fitted with a stylish white three-piece suite and overhead shower. Fully tiled throughout, the bathroom also features an eye-catching central feature tile that complements the sophisticated design of the home.

During the warmer months, the property truly comes into its own with direct access to a communal courtyard. This additional outdoor space is perfect for socialising or enjoying a drink in the sunshine a rare and highly desirable feature. The property further benefits from an allocated parking space for one vehicle, along with additional visitor parking, all within a secure gated development.

The complex 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.

Living Room 12'4" x 8'7" (3.78 x 2.62)

Kitchen 15'10" x 6'9" (4.83 x 2.08)

Bedroom One (12'4" x 8'5") ((3.78 x 2.59))

Bathroom 6'7" x 6'2" (2.03 x 1.88)

Parking Space

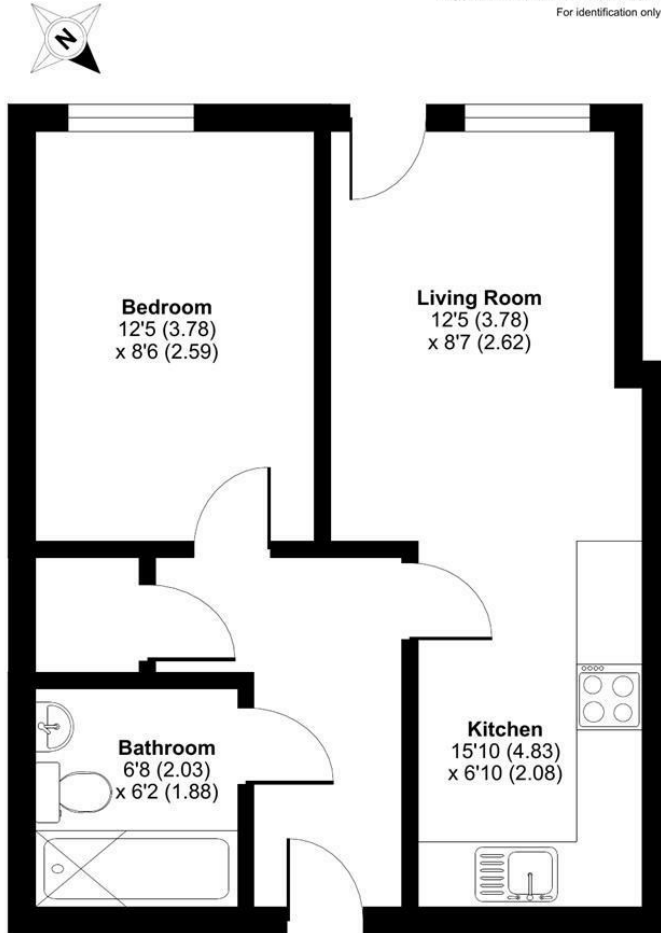
Courtyard





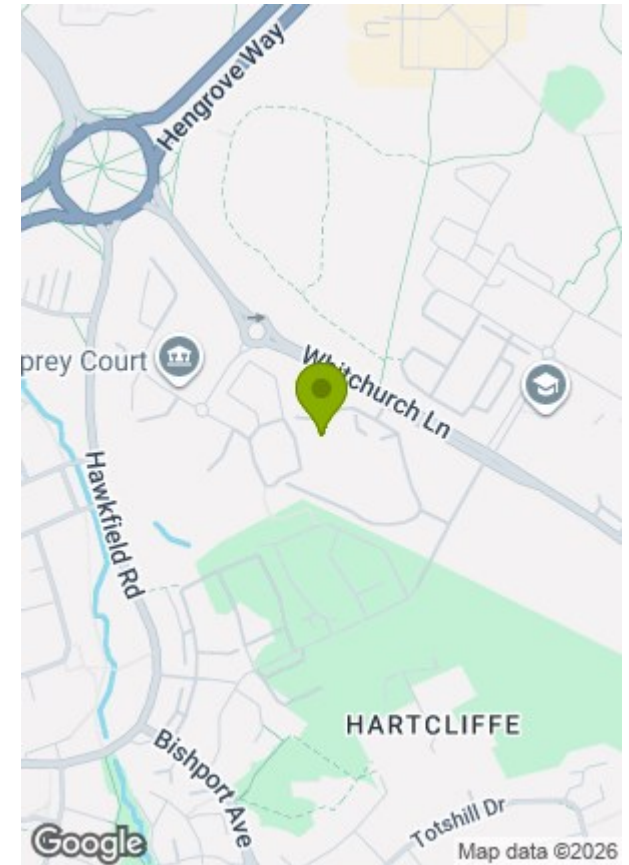
Boulevard View, Whitchurch Lane, Bristol, BS14

Approximate Area = 431 sq ft / 40 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL



| 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 | | |
| | 72 | 72 |
| 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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