



**Boulevard View, Bristol**  
, BS14 0TL

**£210,000**



**2**



**2**



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**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE



# Boulevard View, Bristol

## DESCRIPTION

This two-bedroom ground floor apartment, currently for sale, is situated at Boulevard View in Bristol, BS14. Well-maintained and presented in good condition, the property features a modern kitchen area, an open plan living area with direct access to a communal garden. The accommodation offers two double bedrooms, one of which benefits from a shower ensuite, while the second bathroom features a bath.

This apartment comes with two allocated parking spaces and is offered with no onward chain!

Boulevard View is conveniently located with excellent public transport links. The nearest train station, Parson Street, is easily accessible and provides direct routes into Bristol Temple Meads in under 15 minutes, offering further connections to Bath, Cardiff, and London. Several major bus routes also operate nearby, making commuting straightforward.

Nearby, there are a variety of schools including Bridge Learning Campus, making the location suitable for families and first-time buyers. The area is within easy reach of local amenities, including supermarkets, cafes, and restaurants. For recreation, Hengrove Park is close by, offering green space, play areas, and leisure facilities.

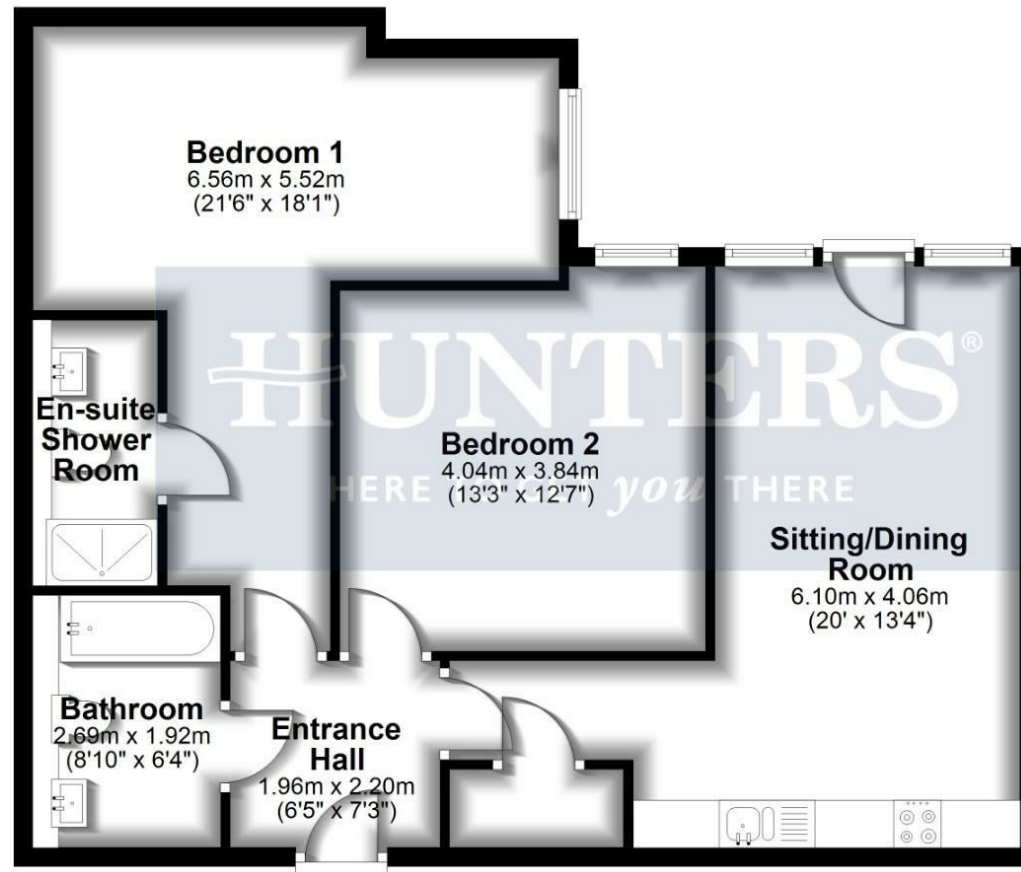
The property's location ensures convenient access to the A37 and Bristol's city centre, both within a short drive. In summary, this well-appointed flat is ideal for first-time buyers seeking comfortable living in a location providing both community facilities and excellent transport links.





## Ground Floor

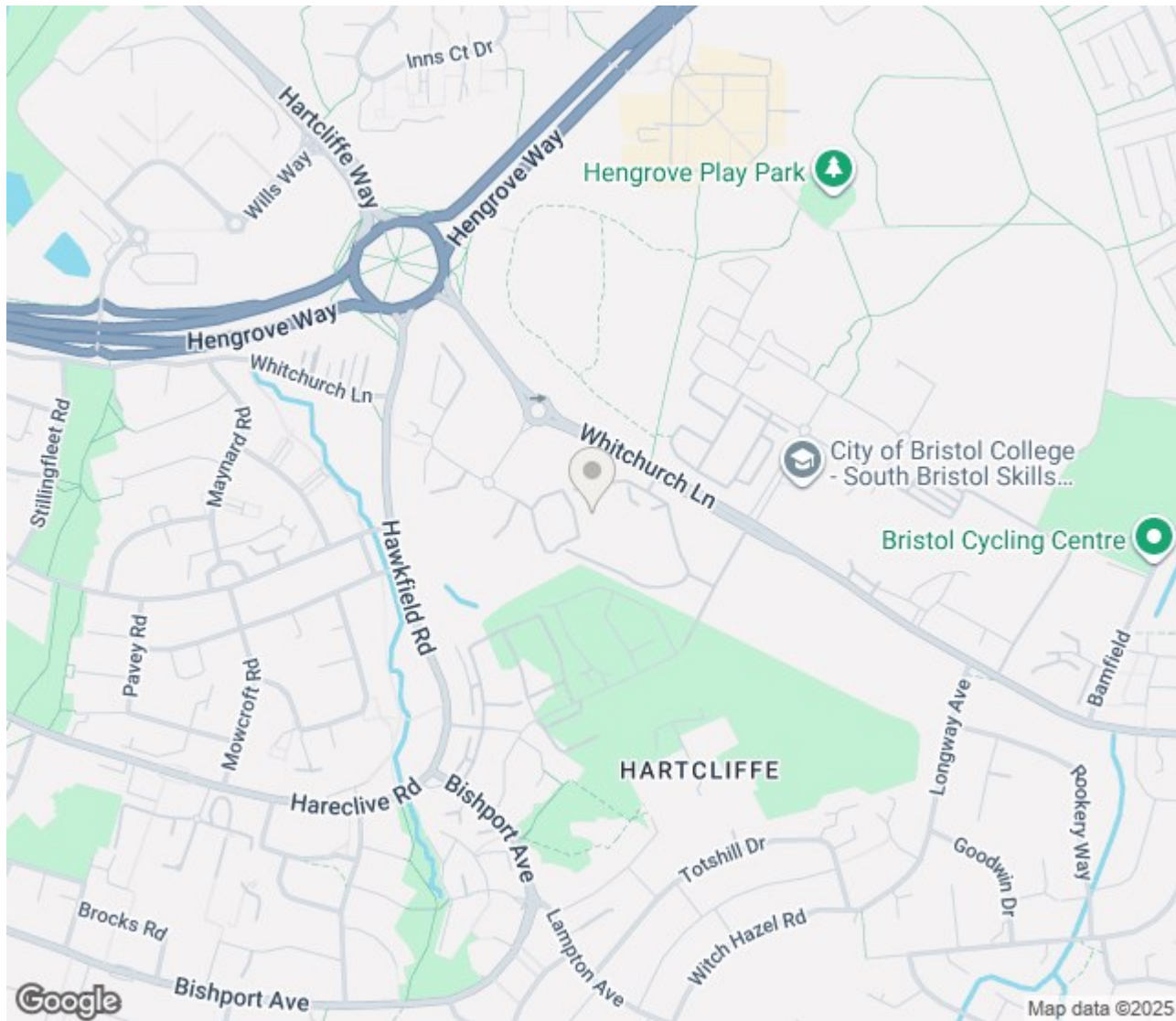
Approx. 76.2 sq. metres (819.8 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 sq. feet)







### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

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





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.