

£153,750 Shared Ownership

Boulevard View, Whitchurch Lane, Bristol BS14 0TN



- Guideline Minimum Deposit £15,375
- First Floor (building has a lift)
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £35.9k | Single £42.1k
- Approx. 772 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Leisure Centre and Nature Reserves Nearby

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £205,000). A well-presented, first-floor apartment featuring an open-plan kitchen/reception room with sleek, white units and integrated appliances. There is a large main bedroom, with en-suite shower room, plus a second double bedroom (currently used as an additional reception/TV room). The bathroom is attractive and the energy-efficiency rating is good, thanks to modern insulation standards and high performance glazing. Boulevard View is part of a converted office complex approximately four miles south of Bristol city centre. There is a leisure centre close by and the Hengrove Mounds and Hawkfield Meadows nature reserves provide pleasant outside space to enjoy. The apartment comes with use of an off-street parking space.

Housing Association: Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

Tenure: Leasehold (250 years less 6 days years from 31/01/2020).

Share Available: 75% (£153,750).

Shared Ownership Rent: £149.59 per month (subject to annual review).

Service Charge: £171.13 per month (subject to annual review).

Ground Rent: £210.00 for the year.

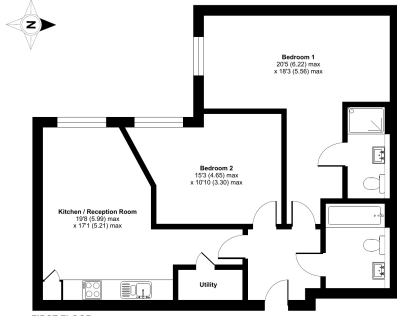
Guideline Minimum Income: Dual - £35,900 | Single - £42,100 (based on minimum share and 10% deposit).

Council Tax: Band B, Bristol City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

Boulevard View, Whitchurch Lane, Bristol, BS14
Approximate Area = 772 sq ft / 71.7 sq m
For information only - not to scale



Approved Energy Assessor
Floor plan created in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2022) - September 2023
Produced by Urban Moves - REF: 108955

FIRST FLOOR

Entrance Hall

Reception

19' 8" max. x 17' 1" max. (5.99m x 5.21m)

Kitchen

included in reception measurement

Bedroom 1

20' 5" max. x 18' 3" max. (6.22m x 5.56m)

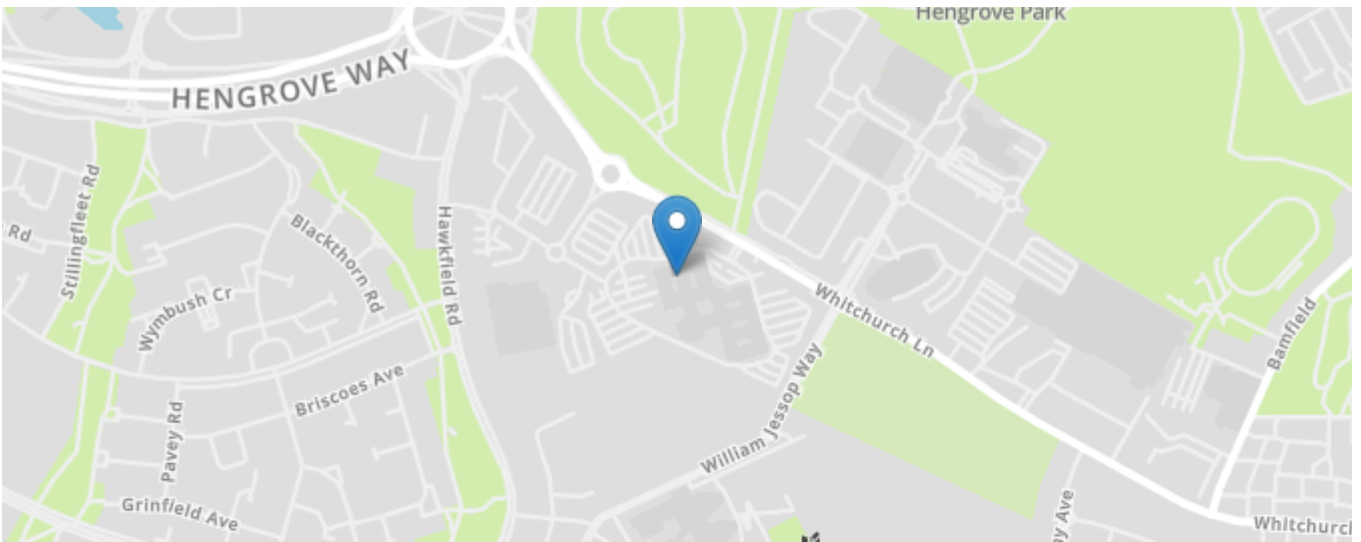
En-Suite Shower Room

Bedroom 2

15' 3" max. x 10' 10" max. (4.65m x 3.30m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.