



**Connells**

Rossiter Grange  
Bishopsworth Bristol



# Rossiter Grange Bishopsworth Bristol BS13 8QT

for sale  
**£220,000**



## Property Description

A fantastic opportunity to purchase a fantastic two-bedroom flat within a gated development in Bishopsworth. Benefiting from open-plan living with lounge, dining and kitchen areas, two double bedrooms and a bathroom. Furthermore, the property is accompanied by an allocated parking space and shared parking for guests.

The area of Bishopsworth is conveniently located close to plenty of transport links including buses that run to and from the City Centre and Bristol Airport. Amenities nearby include shops, schools, leisure facilities and some excellent local pubs.

## Entrance Hall

A double-glazed door to the front, an understairs storage cupboard and wall-mounted radiator.

## Lounge Area / Kitchen Area

29' 2" x 13' ( 8.89m x 3.96m )

Lounge Area: Double-glazed windows to the side and rear of the property, a wall-mounted electric radiator, a telephone point and a TV point.

Kitchen Area: A fitted kitchen with wall/base units, tiling, work surfaces with a sink/drainage, an electric oven with an electric hob, plumbing for a washing machine, space for a fridge/freezer, a wall-mounted electric radiator and a telephone point and a double-glazed window to the side of the property.

## Bedroom One

15' x 14' 6" ( 4.57m x 4.42m )

A double-glazed window to the rear of the property and a TV point.

## Bedroom Two

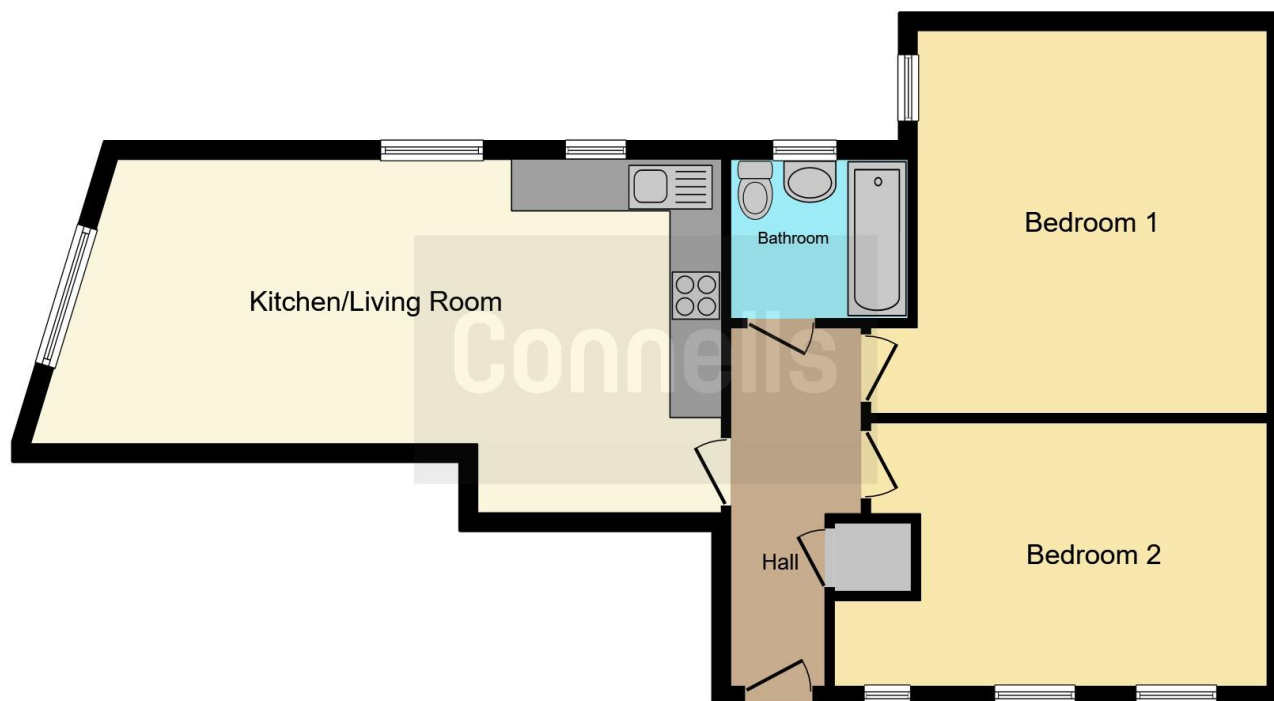
15' x 10' 2" ( 4.57m x 3.10m )

A double-glazed window to the side of the property and a wall-mounted radiator.

## Bathroom

A double-glazed window to the side of the property, a bath with an overhead shower, a low-level WC, a wash hand basin, an extractor fan, tiling and a wall-mounted electric radiator.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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243 North Street Southville  
 BRISTOL BS3 1JN

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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