



CHAMPION COURT

PRIVATE  
TENANTS ONLY  
RIGHT OF WAY

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

13 Champion Court, Champion Square, Bristol, BS2 9DB

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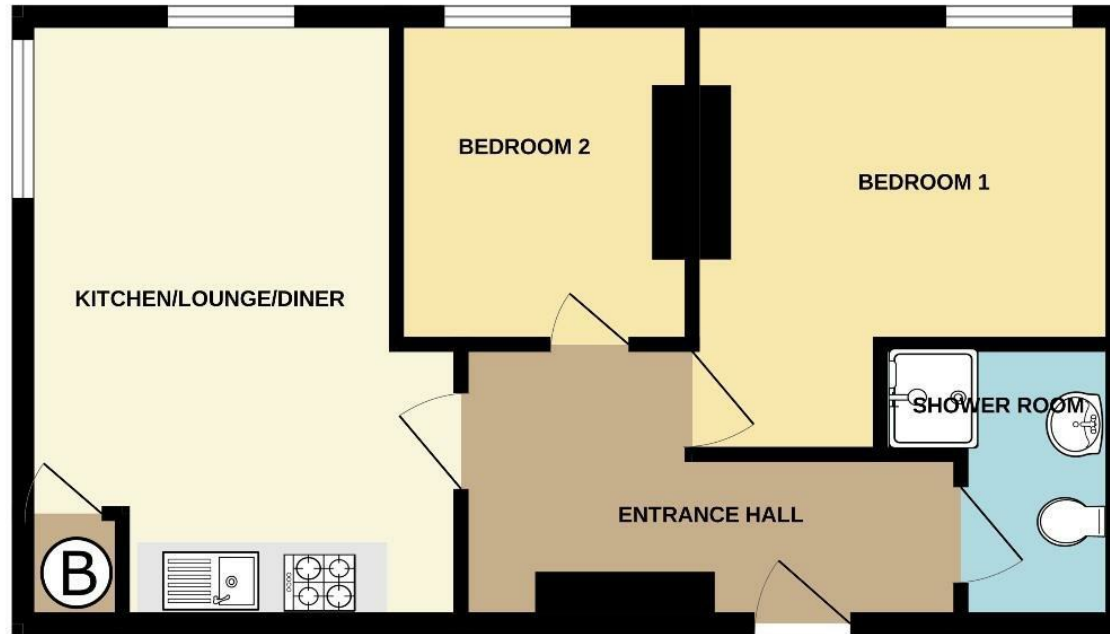
£260,000

**\*\*CHAIN FREE AT CABOT CIRCUS\*\*** This top floor apartment sits in the gated Quakers building behind Cabot Circus putting all the shops & restaurants on your doorstep along with green seating areas and immediate access to Temple Meads train station and all the buzz of Central Bristol! This top floor apartment has been newly decorated including new carpets! Ready to move into or rent out complete with bike store. Please get in touch to view.

- Top Floor
- Newly Decorated
- New Carpets
- Chain Free
- Quiet Private Postion
- Outside Space & Bike Store
- Shops & Restuarants Across the Road
- Great Transport Links
- Open Plan Living
- Appliances Included

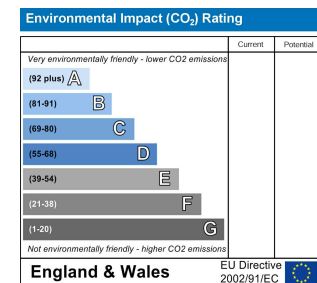
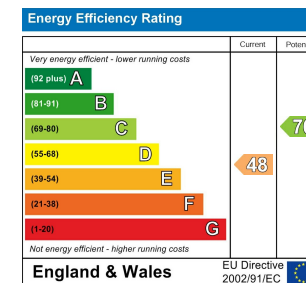
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# TOP/THIRD FLOOR



TOP FLOOR TWO BED FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### FRONT DOOR

Locked communal gate with secure entry intercom. Two communal doors into the building, to front and side with stairs to top (third) floor, newly painted blue door into

### ENTRANCE HALL

New quality grey carpet flowing into bedrooms, intercom receiver, electric wall heater, hooks for coats, fuse box, space for shoes, power points, doors to

### LOUNGE DINER KITCHEN

17'8" x 13'10"

Two raised double glazed windows, to front and side, two electric wall heaters, ample space for lounge and dining furniture, wood effect laminate flooring

### KITCHEN:

White wall and base units with work surface over, sink and drainer, fitted oven and hob with extractor fan over, fridge and washing machine, cupboard housing water tank

### BEDROOM ONE

9'10" x 9'2"

Double glazed raised window to front, electric wall heater, alcove with hanging rail

### BEDROOM TWO

9'9" x 7'1" into doorway

Double glazed raised into to front, electric wall heater

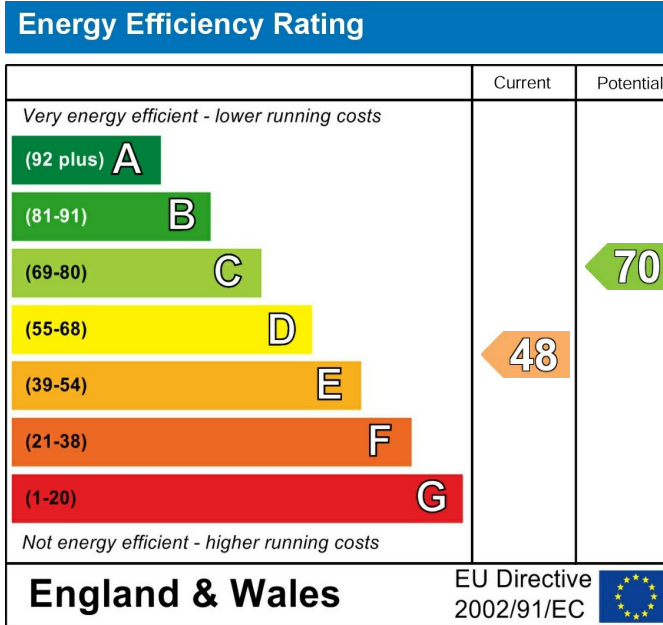
### SHOWER ROOM

6'9" x 6'2" into shower

Shower cubicle with tiled walls, wc, wash hand basin with tiled splash backs, towel radiator

### OUTSIDE

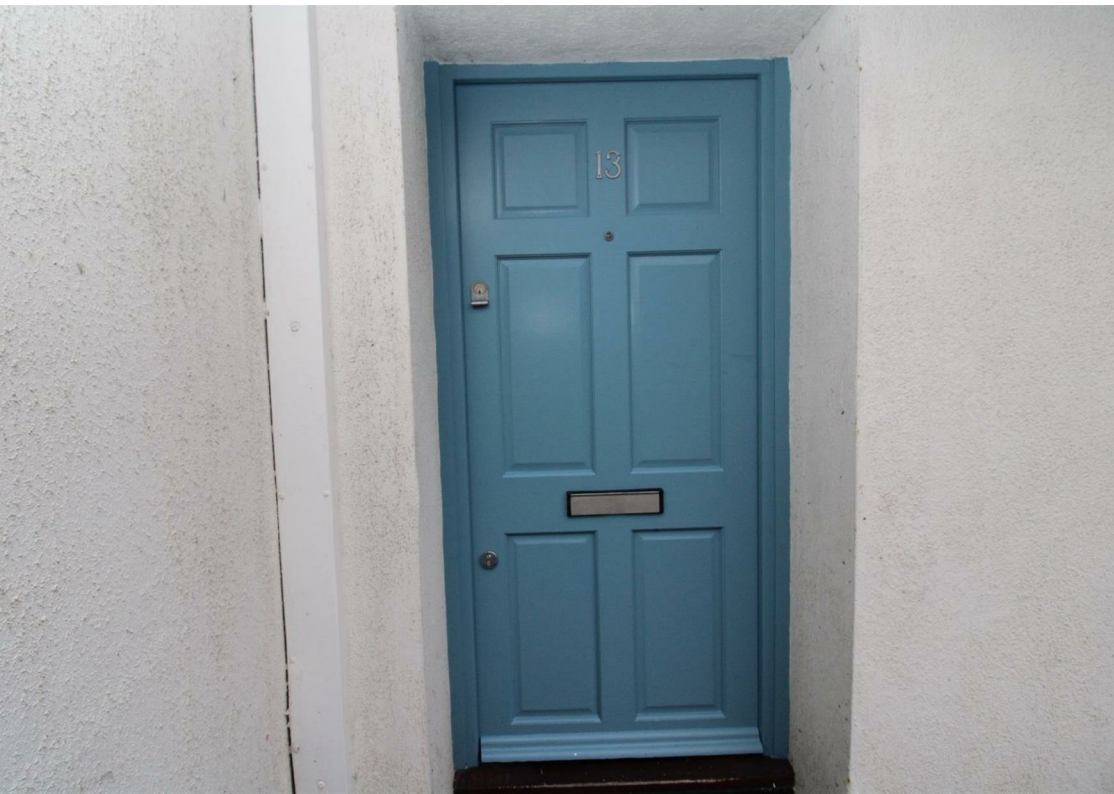
Central communal court yard, stone outside area to front, recycle store and coded bike store with meters



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. 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.













**CHAMPION  
SQUARE** BS2