

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Champion Court, Champion Square, St. Pauls, Bristol
£240,000

2 bedroom flat for sale | Leasehold

The Property-

Offered to the market with no onward chain, this beautifully presented two double bedroom apartment provides bright, spacious accommodation in a highly convenient central Bristol location.

The property is accessed via a welcoming entrance hall, which benefits from both a useful airing cupboard and a separate storage cupboard, providing excellent practical storage. At the heart of the home is a generous open-plan living space, flooded with natural light from large windows, creating an ideal setting for both relaxing and entertaining. The modern fitted kitchen adjoins the lounge and offers a range of contemporary wall and base units with ample worktop space and integrated appliances.

Both bedrooms are comfortable doubles, with the principal bedroom featuring a built-in wardrobe, while the second bedroom is equally well-proportioned, making it ideal as a guest room, home office or additional bedroom. Completing the accommodation is a stylish, modern bathroom fitted with a contemporary white suite and quality fixtures.

The apartment has been well maintained throughout and offers a practical, well-balanced layout that will appeal to first-time buyers, professionals and investors alike.

Outside-

The apartment benefits from its own private courtyard, offering a secluded area perfect for outdoor seating, morning coffee or al fresco dining.

Location-

Champion Court is situated within the sought-after Champion Square development in the vibrant St Pauls district, ideally positioned for easy access to Bristol City Centre. Cabot Circus, Broadmead and Temple Meads railway station are all within walking distance, while the independent cafés, restaurants, bars and cultural venues of Stokes Croft and Gloucester Road are just moments away.

The area also benefits from excellent transport links, nearby green spaces and a wide range of local amenities, making it an ideal location for professionals, first-time buyers and those seeking a convenient city lifestyle.

Council Tax Band: A (Bristol City Council)
Tenure: Leasehold (978 years)
Ground Rent: £190 per year
Service Charge: £2,051.34 per year

Hall

Bedroom 1
16'6 x 9'3 (5.0m x 2.8m)

Bedroom 2
13'1 x 8'11 (4.0m x 2.7m)

Lounge
16'9 x 13'1 (5.1m x 4.0m)

Kitchen
11'5 x 7'6 (3.5m x 2.3m)

Bathroom
11'5 x 5'4 (3.5m x 1.6m)





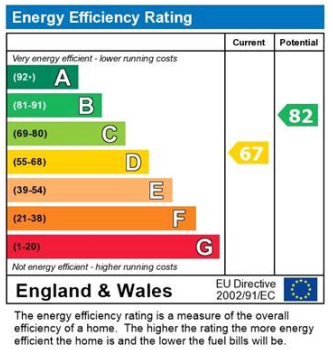



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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