



WentWorth
Estate Agents



24 North Building Victoria Bridge Road, Bath, BA1 3EZ

• Executive Riverside Apartment • Immaculately Presented Interior • Open Plan Kitchen/Dining/Living Area • Two Double Bedrooms • Allocated, Covered Parking. • Lift Access • EPC Rating -B

Price guide £350,000

Internal Descriptions

Entering into the building, you are greeted with a communal entrance hallway with a lift and stairs to the upper floors. Upon entering the apartment you are led into the hallway which has a large storage cupboard. The living area is a bright and well-proportioned open plan space with plenty of room for seating, dining and also enjoys a modern and bright kitchen, with Siemens appliances and an integrated fridge/freezer. Bedroom one is a good sized double with mirrored wardrobes and the second double bedroom is ideal for guests or to utilise as a home office. The fully tiled bathroom comprises of a white three piece suite and the bath has a shower over.

External Descriptions

Externally you will find allocated, covered parking.

Location

North Building is a contemporary building located on the banks of the River Avon situated within the high specification and desirable

development of River View Court. The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx. 90 mins), which is a flat walk from the apartment. There is also a cycle path which forms part of the Kennet and Avon cycle route providing a great route to Bristol.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had

sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

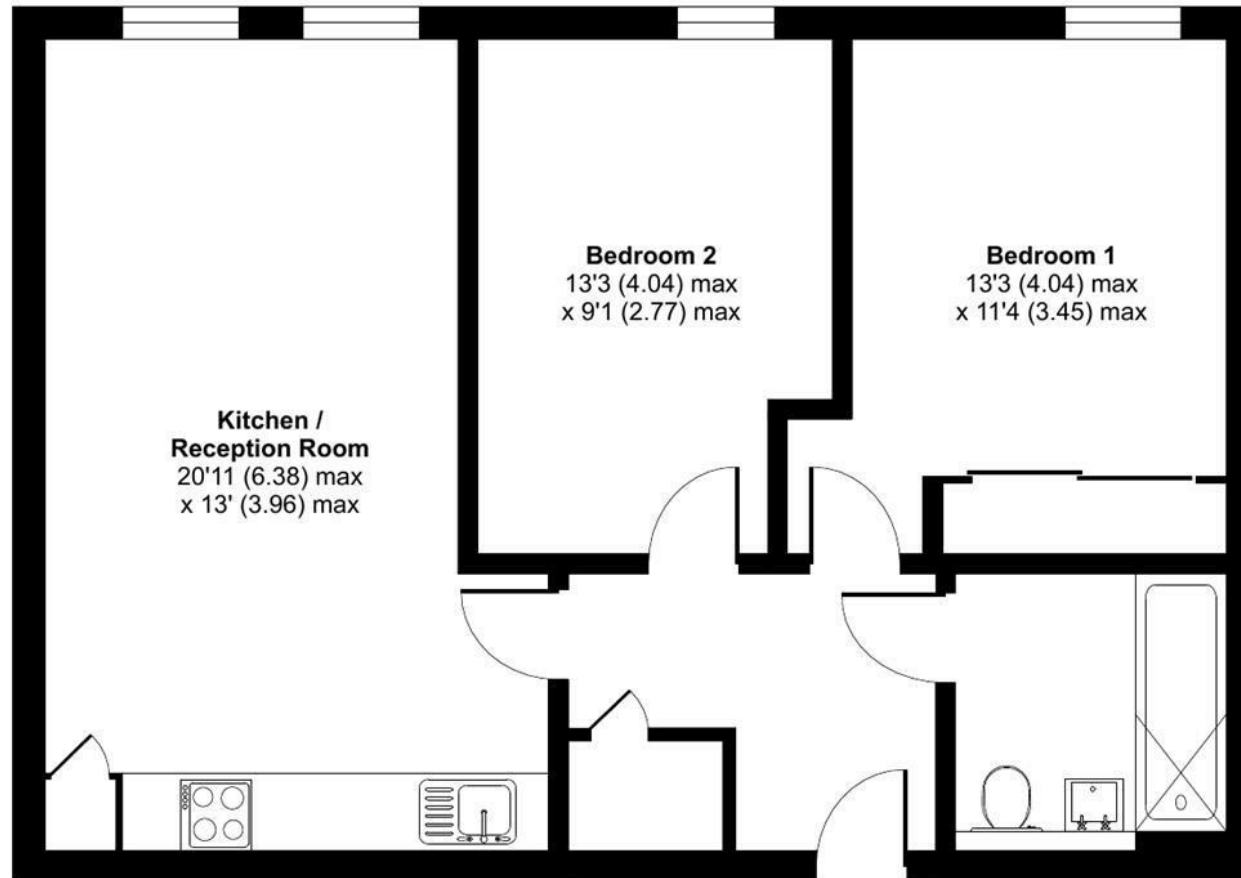
Tenure - Leasehold
Management Company - Onega Place Bath Limited & Trinity Estates
Years remaining - 995 years
Annual Service Charges - Approx. £2100
Council Tax Band - C

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

River View Court, Victoria Bridge Road, Bath, BA1

Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1324287



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3.Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

