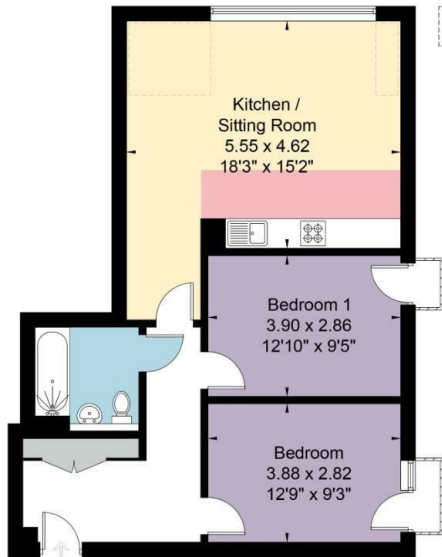


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 67.1 sq m / 722 sq ft



- Key
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

Top Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (above) Video Tours (Floor Plans) Energy Performance Certificates (Design) First Floor Plans (above) - Creative Property Marketing Ltd 2024

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT

T: 01225 48 10 10  
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



RIVER VIEW COURT, BATH  
VICTORIA BRIDGE ROAD BA1 3FA

GUIDE PRICE  
£475,000

2 BEDROOM FLAT/APARTMENT

- Modern two bedroom apartment in a highly desirable location
- Two spacious double bedrooms each with their own balcony, bathroom with shower over bath
- Beautiful riverside views. No onward chain
- Open plan kitchen, dining room and lounge with fabulous views
- Allocated off road parking space for one vehicle
- Leasehold, EPC rating B, Council tax band E





## DESCRIPTION

Located within one of Bath's most desirable modern developments, Flat 16 in the South Building of River View Court offers stylish and convenient city living in an enviable riverside setting. This well-presented two bedroom apartment, situated on the third floor, combines contemporary design with a peaceful outlook, ideal for professionals, downsizers, or as a smart investment opportunity. The apartment features a bright and spacious open-plan living area with large windows, allowing natural light to flood the space. The modern kitchen is fully fitted with integrated appliances, while the living/dining area provides a comfortable and versatile layout for everyday living and entertaining. The bedrooms are generously sized and enjoy their own balcony over looking the river, complemented by a sleek, modern bathroom. High-quality finishes, neutral décor, and efficient heating ensure the flat is ready for immediate occupancy. The property also benefits from one allocated off road parking space. No onward chain.

## LOCATION

River View Court enjoys a prime position on the banks of the River Avon, in one of Bath's most

desirable and well-connected areas. This modern development is just over half a mile from the city centre, offering an easy, level walk to Bath's wide range of shops, restaurants, and cultural attractions. A popular coffee shop is located nearby, adding to the convenience. To the north lies the expansive Royal Victoria Park, perfect for outdoor leisure, while Newbridge and the Royal United Hospital are also within easy reach. Transport links are excellent, with regular bus services running along Upper Bristol Road providing direct access to the city centre, Newbridge, and surrounding areas. Bath Spa railway station, located approximately a mile away, offers frequent mainline services to Bristol, London Paddington, and beyond. For drivers, the A4 and A36 are easily accessible, connecting to the M4 motorway for travel further afield. With its blend of riverside tranquillity, urban convenience, and strong transport connections, River View Court is ideally situated for both daily living and commuting.

## TENURE

Leasehold  
999 Years Lease, commenced 2021  
Management Company: Trinity Estates  
Management fee: £2170.12 per annum  
Subject to change

