

**Flat 22, North Building**  
**River View Court, Victoria Bridge Road, Bath BA1 3EZ**  
 Approx. Gross Internal Area  
 Main House - 45 sq ft - 484 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Third Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**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.

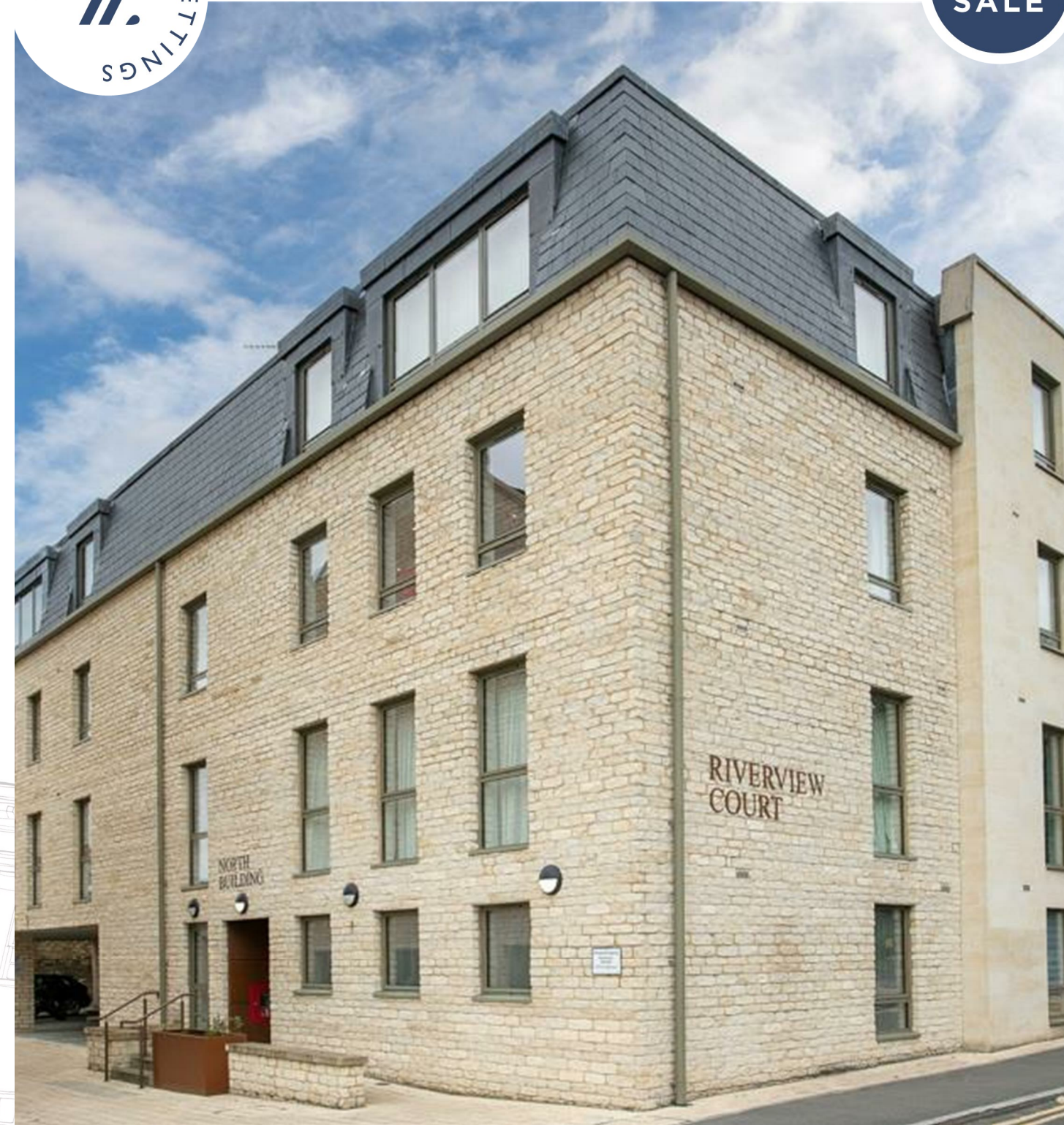
**ZEST ESTATE AGENTS**

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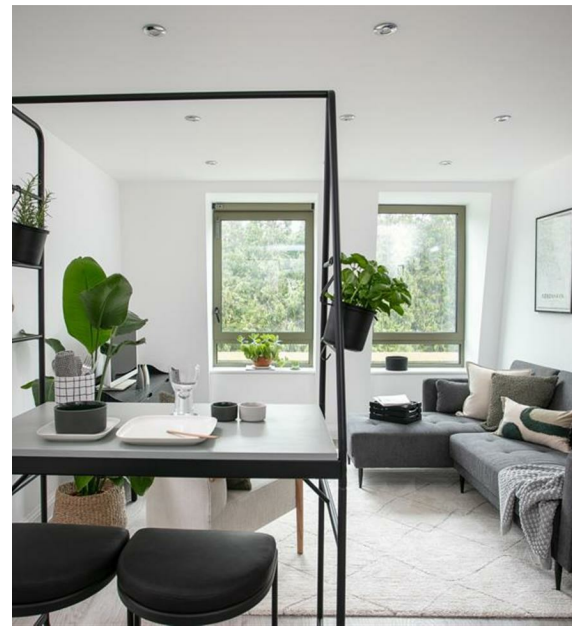
**RIVER VIEW COURT,  
 VICTORIA BRIDGE**

**GUIDE PRICE  
 £280,000**

**1 BEDROOM FLAT - PURPOSE BUILT**

- Immaculately presented one bedroom apartment
- Perfectly positioned next to the River Avon, close to Royal Victoria Park
- Situated in the sought after River View Court, with an option to purchase fully furnished
- EPC rating B, Council tax band B, Leasehold. No onward chain





**DESCRIPTION**  
An immaculately presented one bedroom apartment situated within the sought after development of River View Court, built in 2019. Perfectly positioned next to the River Avon, just a stones throw away from Royal Victoria Park. The property offers a fully fitted kitchen with built in appliances and a bathroom with Porcelanosa floor and wall tiles and Villeroy and Boch sanitary ware. The apartment is triple glazed and benefits from well kept communal areas, bike store, bin store, fob entrance system and video entry system. No onward chain.

**LOCATION**  
River View Court is one of Bath's newest developments in an extremely convenient and sought after position located on the banks of the River Avon. There is a coffee shop located nearby and a level walk of

just over half a mile leads into the heart of the city. Royal Victoria Park is situated to the north side of the building which also gives easy access to Newbridge and the Royal United Hospital.

**TENURE**  
999 year lease commenced in 2019  
Service charge £1,857.49 per annum  
Management Company: Trinity Estate  
Subject to change

