

MAGGS & ALLEN

FLAT 16, SOUTH BUILDING
RIVER VIEW COURT
VICTORIA BRIDGE ROAD, BATH, BA1 3FA

Guide Price: £340,000+

- 18 December LIVE ONLINE AUCTION
- Modern penthouse apartment with river views
- Two double bedrooms, each with private balconies
- REDUCED PRICE FOR AUCTION
- Last 2-bed to sell in the building for £480,000
- Riverside setting within walking distance to Bath city centre
- Allocated parking space



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 December 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

STUNNING MODERN PENTHOUSE APARTMENT ON BATH RIVERSIDE

DESCRIPTION

A modern, two-bedroom penthouse apartment located in the sought-after River View Court development on the banks of the River Avon in central Bath. The property comprises an open-plan kitchen, dining and living area with impressive river views, two well-proportioned double bedrooms with their own private balconies, and a modern bathroom. The apartment benefits from an allocated off-road parking space as well as access to a communal bike and bin store.

A superb apartment for owner occupiers or investors presenting excellent value for money.

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. The expansive Royal Victoria Park is within easy reach and excellent transport links are available, with regular bus services running along Upper Bristol Road providing direct access to the city centre. Bath Spa railway station is just a mile away and offers frequent mainline services to Bristol and London Paddington.

ACCOMMODATION

The top floor apartment comprises a generous open-plan kitchen, dining and living room which is flooded with natural light by the expansive glazing. There are two well-proportioned double bedrooms, each with their own private balconies overlooking the river. The bathroom is fully tiled with a modern white suite and there is ample storage space.

Please refer to floorplan for approximate room measurements and internal layout.

RENTAL POTENTIAL

We would anticipate a potential rent in the region of £2,000 pcm (£24,000 per-annum).

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

TENURE

The property is to be sold on a leasehold basis with approximately 995 years remaining. Please refer to the legal pack for a copy of the lease.

SERVICE CHARGE

The management fee is currently £2170.12 per annum inclusive of ground rent. Please refer to the legal pack for confirmation.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

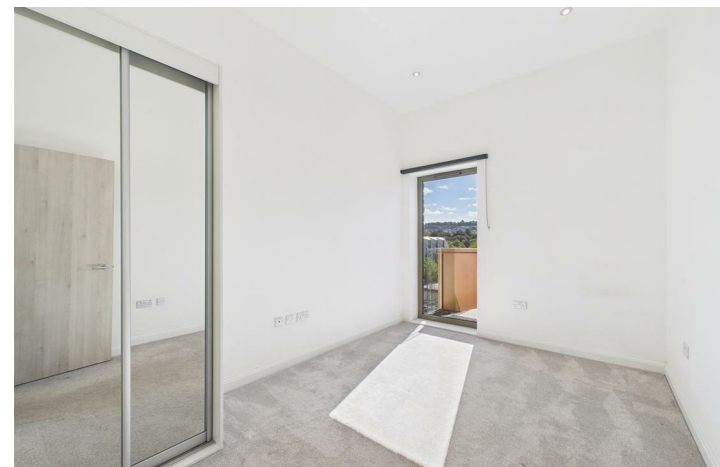
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

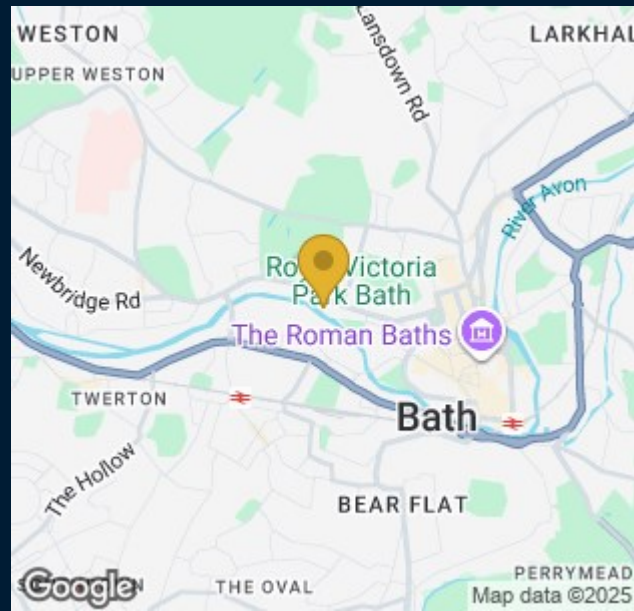
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

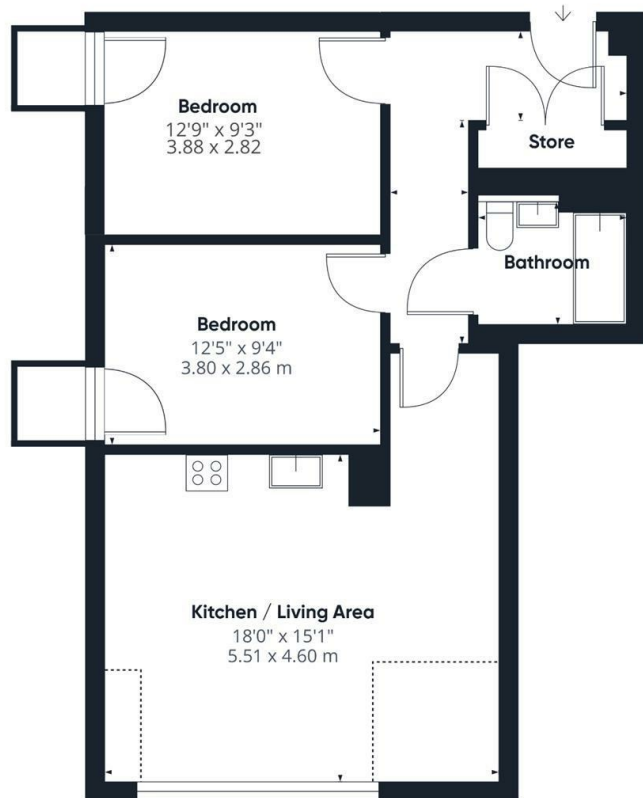
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Approximate total area^m

62.4 m²
672 ft²

Reduced headroom

39 ft²
3.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE 360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**