



WentWorth  
Estate Agents

## 5 South Building Victoria Bridge Road, Bath, BA1 3FA

▪ Executive Riverside Apartment ▪ Immaculately Presented Modern Interior ▪ South Facing Aspect With Stunning Views ▪ Open Plan Living/Dining/Kitchen Area ▪ Two Double Bedrooms ▪ Sleek Family Bathroom ▪ Allocated Parking & Bike Storage ▪ Under Floor Heating Throughout ▪ Lift Access ▪ EPC Rating - B

Price guide £495,000

### Location

South 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.

### Internal Description

Once inside there is a communal entrance hall with both lift, and stair access up to the apartment. On entering the apartment there is a light hallway with a good size storage cupboard which houses the wall mounted boiler. The apartment boasts a fantastic open plan living space and kitchen. This is a sleek spacious dual aspect room with a stunning picture window offering westerly views down the River Avon along with a south facing balcony. The room offers ample space for both a dining area and sitting area. The kitchen is modern with handleless wall and base units, that includes an electric Siemens single oven, hob and microwave. There is also a built in fridge freezer, dishwasher, washing machine and inset sink unit with mixer tap.

Both bedrooms are good size doubles and benefit from built in storage. The principle bedroom has a window to the side along with mirrored floor to ceiling double wardrobes, whilst bedroom two has the perk of a further private balcony with river views. The accommodation is completed by the fully fitted bathroom suite. This comprises of a bath with hand held shower and rain shower over, wash hand basin, w.c and towel radiator.

### 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 - Trinity Estates

Years remaining - 999 years from 01/01/2019

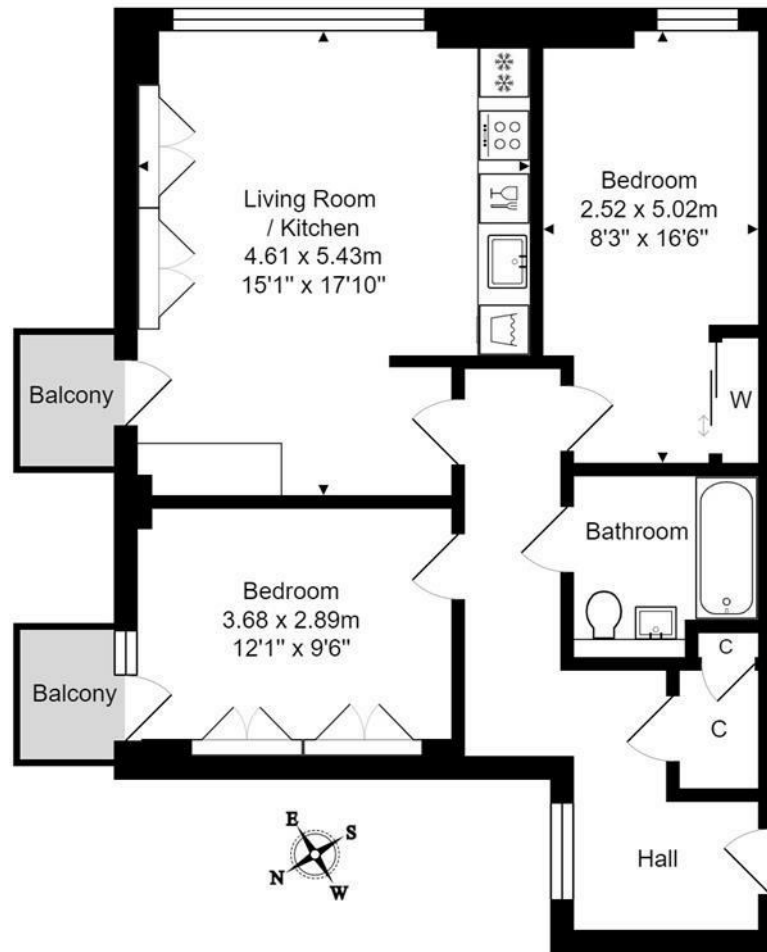
Annual Service Charges - Approx. £2,210

Annual Ground Rent - £0

Council Tax Band - E

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





Total Area: 66.3 m<sup>2</sup> ... 713 ft<sup>2</sup> (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Wentworth Estate Agents  
25 Monmouth Street, Bath, BA1 2AP  
01225 904904  
bath@wentworthea.com  
www.wentworthea.com

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