



WentWorth  
Estate Agents



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## Flat 4, South Building Victoria Bridge Road, Bath, BA1 3FA

- Executive Riverside Apartment
- Immaculately Presented Modern Interior
- South Facing Aspect With River Views
- Open Plan Living/Dining/Kitchen Area
- Two Double Bedrooms
- Sleek Family Bathroom
- Four Private Balconies
- Allocated Parking & Bike Storage
- Lift Access
- EPC Rating - B

**Offers in excess of £475,000**

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### 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. Benefitting from a flat walk into the City and being close to The Botanical Gardens at Royal Victoria Park. 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). There is also a cycle path which forms part of the Kennet and Avon cycle route providing a great route to Bristol.

### Internal Description

Entering into this immaculately presented first floor apartment, you are greeted with a spacious entrance hallway which has a useful storage/utility cupboard. The open plan living room, kitchen, dining area is a bright and sunny space, ideal for relaxing or entertaining. This superb space benefits from a sunny balcony to the front as well as a second smaller to the river side.. The stylish kitchen is well appointed and offers plenty of storage and workspace. The master bedroom is of generous proportions and boasts a southwest facing balcony, overlooking the river. Bedroom two is another good size room, which could be utilised as a home office or guest bedroom. This lovely room also has built-in wardrobes and a balcony. The bathroom comprises of a modern three piece suite and an elegant mirrored vanity. This stunning property also boasts underfloor heating throughout.

### External Description

South Building overlooks the River and has wonderful walks to enjoy. This property boasts a private allocated parking space as well as bike storage and visitor's parking.

### 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

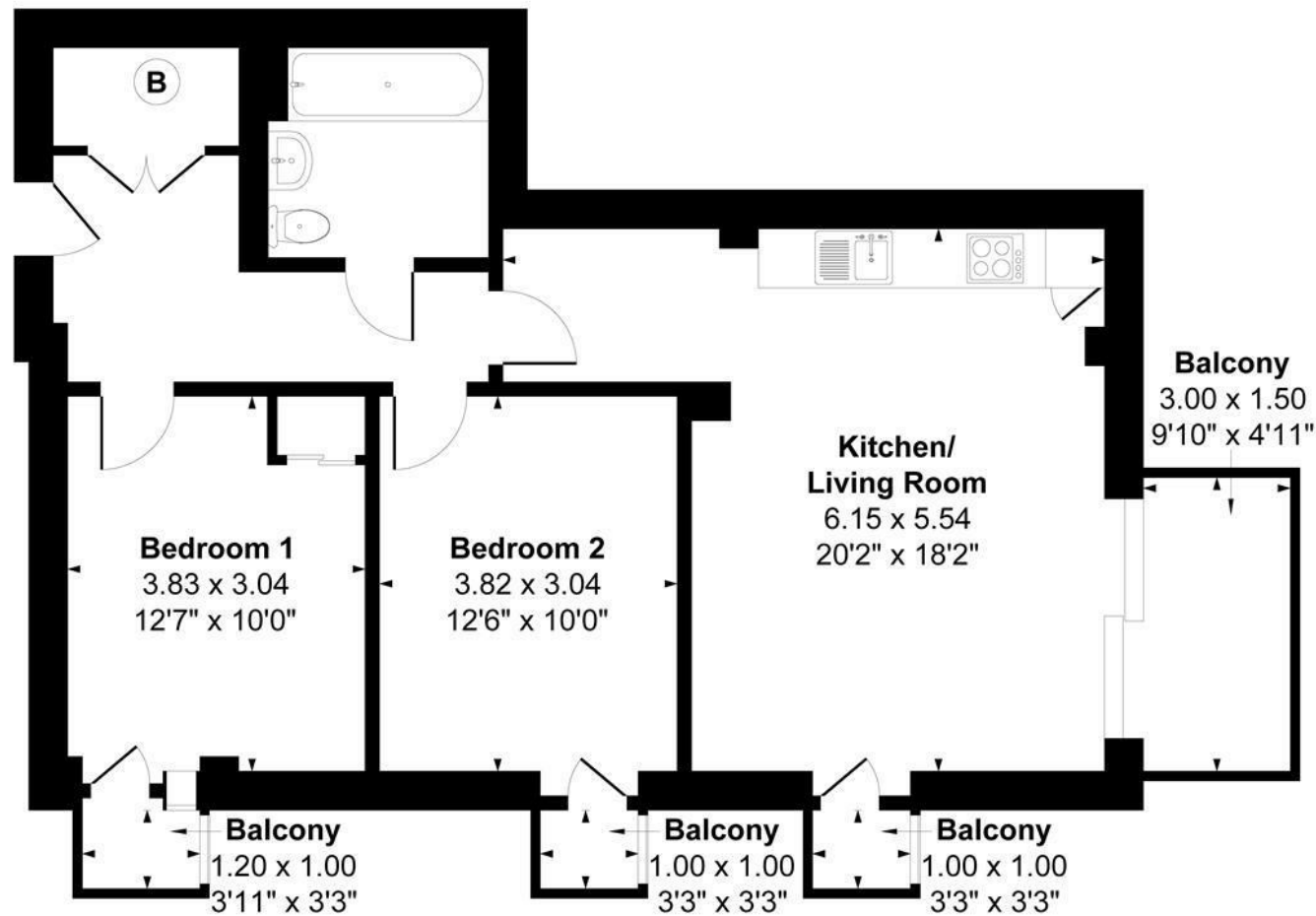
Tenure - Leasehold  
Management Company - Trinity Estates  
Years remaining - 999 years from 01/01/2019  
Annual Service Charges - Approx. £2,170  
Annual Ground Rent - £0  
Council Tax Band - E

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

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# F4 South Building, Bath, BA1 3FA

Approximate Gross Internal Area  
Main House = 67 sq m (722 sq ft)



© Meyer Energy Ltd 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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	





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