

property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ

Date: 30 September 2026

Property Ref and Version: BAT111053 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 7 Princes Buildings, BATH, Avon, BA1 2ED

T 01225 425111 **E** Bath@allenandharris.co.uk

property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ

Date: 30 September 2026

Property Ref and Version: BAT111053 - 0001

>> **price**

offers in excess of £350,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019.

>> **key features**

- > Beautiful Two Bedroom Apartment
- > Prime riverside location
- > Allocated parking space
- > Lift access to all floors
- > Spacious open-plan kitchen/living room
- > Easy walk to Bath Spa Station and city centre
- > EPC Rating: B

>> **short description**

A beautifully presented two-bedroom apartment within the sought-after River View Court development, offering allocated parking, lift access and spacious open-plan living. Ideally positioned alongside the River Avon, with scenic riverside walks leading directly to Bath Spa Station and the city centre

>> **long description**

Situated within the highly regarded River View Court development, this beautifully presented two-bedroom apartment enjoys an enviable riverside setting just a short walk from Bath city centre.

Offering approximately 680 sq.ft. of well-planned accommodation, the property is accessed via a secure communal entrance with the added convenience of lift access. The standout feature is the impressive open-plan kitchen, dining and living room, extending over 23ft in length and providing a bright, sociable space ideal for modern living and entertaining. The contemporary kitchen is fitted with sleek units, integrated appliances and excellent storage, flowing seamlessly into the dining and seating areas.

property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ

Date: 30 September 2026

Property Ref and Version: BAT111053 - 0001

Both bedrooms are generous doubles, with the principal bedroom offering ample space for wardrobes and additional furniture. The second bedroom provides excellent flexibility as a guest room, home office or nursery. A modern bathroom, finished with contemporary fittings and a shower over bath, completes the accommodation.

Further benefits include an allocated parking space, a rare advantage for a property so close to the city centre.

Located alongside the River Avon, residents can enjoy picturesque riverside walks and cycle paths leading directly to Bath Spa Station and central Bath. Combining stylish interiors, practical features and an exceptional location, this apartment represents an outstanding opportunity for professionals, first-time buyers, downsizers and investors alike.

>> **directions**

>> **Agent Note**

property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ

Date: 30 September 2026

Property Ref and Version: BAT111053 - 0001

>> **room description**

Location

River View Court occupies a superb position on Victoria Bridge Road, bordering the River Avon and offering the perfect balance between city convenience and waterside living.

The nearby riverside pathway provides a scenic pedestrian and cycle route directly into Bath Spa Station and the city centre, making it ideal for commuters and those who enjoy an active lifestyle. Bath's famous shops, restaurants, cafés and cultural attractions are all within easy reach, while the peaceful riverside setting creates a sense of tranquillity rarely found so close to the heart of the city.

Open Plan Kitchen/Living Room

A superb open-plan living space with clearly defined kitchen, dining and lounge areas. The contemporary fitted kitchen offers excellent storage and workspace, making this the ideal hub of the home

Bedroom One

A spacious double bedroom with ample room for wardrobes and bedroom furniture.

Bedroom Two

A versatile second double bedroom, ideal for guests, home working or sharers.

Bathroom

A modern white suite comprising bath with shower over, wash hand basin and WC.

Parking

One allocated off street, covered parking space.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ

Date: 30 September 2026

Property Ref and Version: BAT111053 - 0001

>> **property images**



Your Allen & Harris office: 7 Princes Buildings, BATH, Avon, BA1 2ED

T 01225 425111 **E** Bath@allenandharris.co.uk

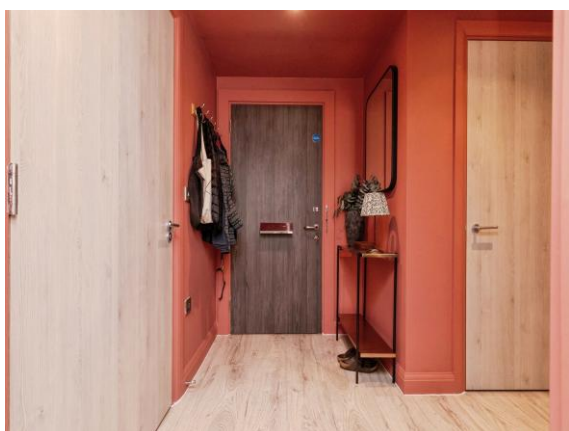
property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ

Date: 30 September 2026

Property Ref and Version: BAT111053 - 0001

>> **property images**



Your Allen & Harris office: 7 Princes Buildings, BATH, Avon, BA1 2ED

T 01225 425111 **E** Bath@allenandharris.co.uk

property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ

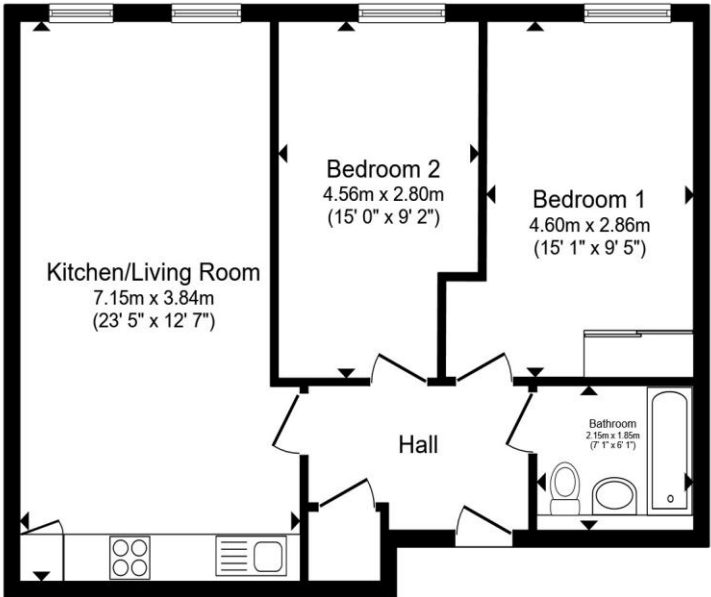
Date: 30 September 2026 **Property Ref and Version:** BAT111053 - 0001

> > property images

property details **approval form**

Flat 10 North Building, River View Court Victoria Bridge Road, BATH, Avon, BA1 3EZ
Date: 30 September 2026 **Property Ref and Version:** BAT111053 - 0001

>> floor plan



First Floor

Total floor area 63.1 m² (680 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Luke Chidgey		
Mr J. Walton		