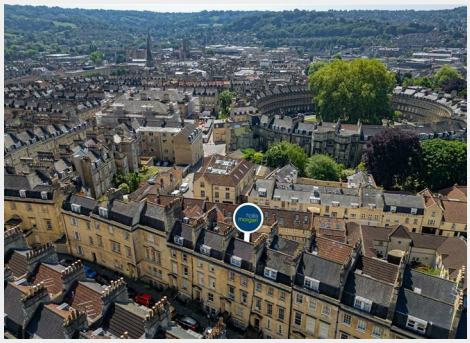
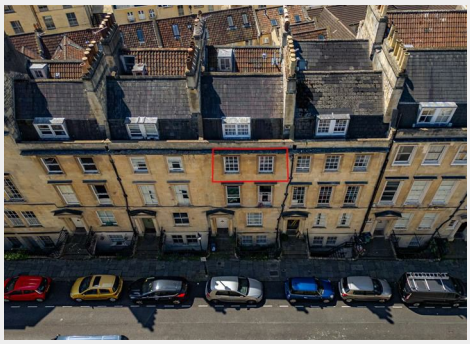
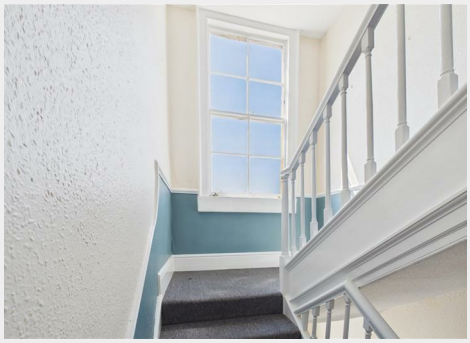
Flat 3, 40 Rivers Street, Walcot, Bath, BA1 2QA

Auction Guide Price +++ £120,000







- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- LEASEHOLD BATH FLAT
- 1 BED | SECOND FLOOR
- VACANT | BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold SECOND FLOOR 1 BED FLAT (374 Sq Ft) now in need of BASIC UPDATING in central Bath.

Flat 3, 40 Rivers Street, Walcot, Bath, BA1 2QA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 3 40, Rivers Street, Walcot, Bath BA1 2QA

Lot Number TBC

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th July 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

A Leasehold one bedroom flat (374 Sq Ft) with a separate kitchen located on the second floor of this imposing Grade II Listed terrace in central Bath. Sold with vacant possession

Tenure - Leasehold
Council Tax - A
EPC - C
Management Fees - TBC (Circa £150 pcm - Includes buildings insurance, service charge, management & contribution to sinking fund)
Lease length - New 999 year Lease

THE OPPORTUNITY

FLAT | BASIC UPDATING

The flat has been let for many years and would now benefit from basic updating to create a fine home or investment in this incredibly sought after central location.
Please refer to independent rental appraisal.

LOCATION

Fountain Buildings is situated in the very heart of Bath with The Circus, Brock Street and The Royal Crescent a stroll away. A walk down to Milsom Street and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside London. Bath Spa train station allows access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector. Bath is one of only three UK World Heritage Cities and this property is ideally placed to walk into Bath and enjoy all it offers including The Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year.

SOLICITORS & COMPLETION

Adam Crawford
Penningtons Law
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https://www.penningtonslaw.com/

EXTENDED COMPLETION

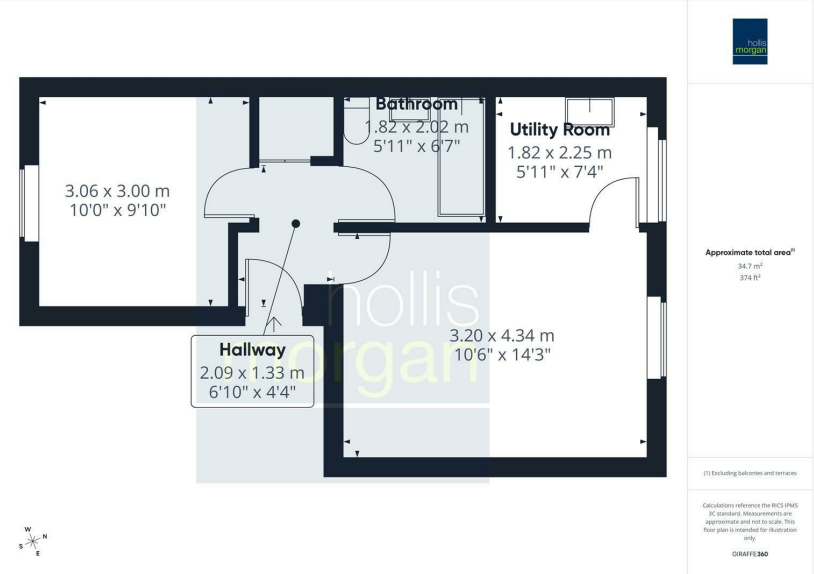
Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

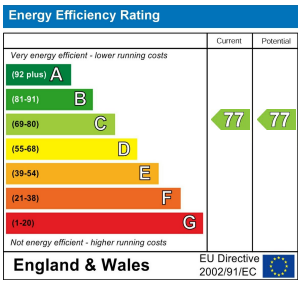
VIEWINGS

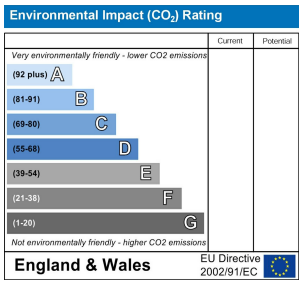
Please submit a viewing request online and we will contact you to organise an appointment.

Floor plan



EPC Chart





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Auction Property Details Disclaimer

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