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20TH ANNIVERSARY

Horstman Villas, Newbridge Road, Bath

- A well-presented 2 bedroom apartment
- 2 double bedrooms
- Bathroom with bath and corner shower cubicle
- Convenient location on western edge of Bath
- South facing with far-reaching views
- Living/dining room & open plan kitchen
- Own entrance
- Two dedicated off-road car parking spaces
- Access to local amenities including Chelsea road & City Centre
- EPC rating B

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Offers In Excess Of £375,000

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Price Guide £375,000 - £400,000

A well-presented 2 bedroomed maisonette on the 1st and 2nd floors of one of two Victorian Villas in this prestigious development on the western fringe of the City of Bath.

Horstman Villas, the earliest buildings of significance in this part of Newbridge Road, built around 1848, were converted into self-contained apartments in 2006, blending historic exteriors with spacious and light modern interiors.

No. 2 has a bright open-plan kitchen/living room on the first floor and two double bedrooms and luxury bathroom on the top floor. It benefits from its own entrance and two dedicated off-road parking spaces. There is a communal area to the front and a shared patio between the two villas. The apartment is conveniently located for local amenities including Chelsea road, Royal Victoria Park, the Royal United Hospital and it is a level walk into the City Centre.

Tenure: Leasehold 999 years from 2005
Share Of Freehold with Horstmann Villas Management Co Ltd
Service charge per annum £1950
Ground rent Zero
Short term lets/Airbnb Not Allowed
Council Tax Band D
EPC Rating B

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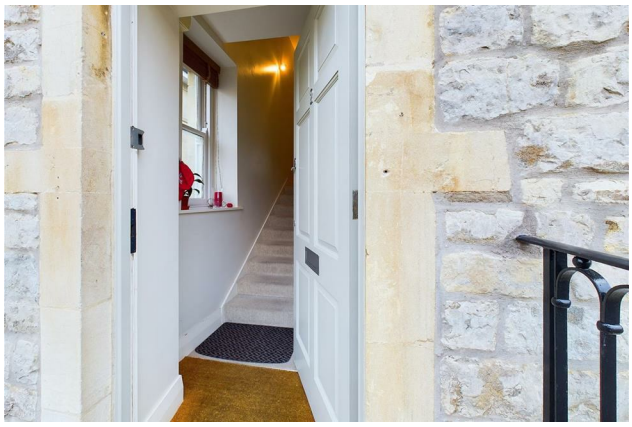


Hallway
5'5" x 6'2"
The maisonette is accessed at the rear of the property via iron steps and balustrade to the front door. This leads into a hallway with storage cupboard and stairs leading to the first floor.

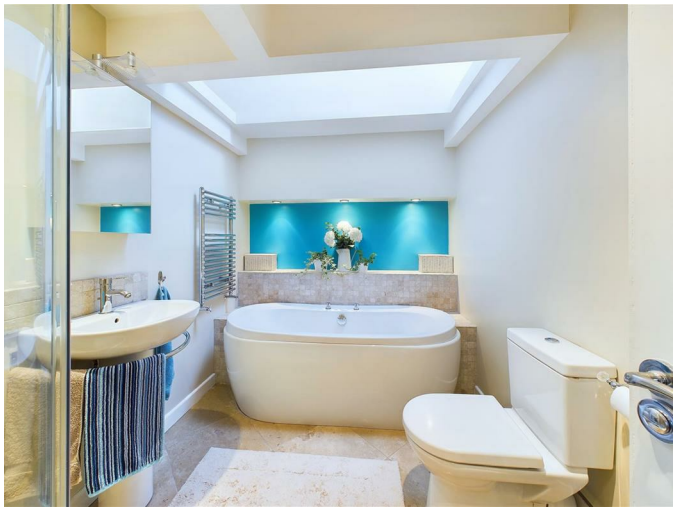
Sitting room / Dining
13'11" x 20'4"
A sunny south-facing aspect with double glazed wooden sash windows and a contemporary style wall-mounted gas fire. Far-reaching views towards Bear Flat and the hills beyond.

Open plan kitchen
8'7" x 10'5"

A good range of stylish units with integrated compliances including a slimline BEKO dishwasher, an AEG washing machine/dryer, a fridge/freezer and electric Stoves oven with gas hob. Wall-mounted Worcester combi boiler.

Bedroom 1
13'4" x 11'9"
A sunny spacious double bedroom with fitted wardrobe and southerly aspect.

Bathroom
9'5" x 6'9"



Luxury bathroom with bath, walk-in shower, towel rail, WC, washbasin and recessed lighting. Limestone coloured tiled flooring.

Bedroom 2
9'3" x 11'2"
Sunny spacious double bedroom with fitted wardrobe

Further information
Double glazed wooden sash windows throughout
Gas central heating
Mains electric
Mains water
Council Tax – Bath & North East Somerset, Band D
EPC – Band B

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