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20TH ANNIVERSARY

Horstman Villas, Newbridge Road, Bath

- Attractive 2-bedroom maisonette arranged over the 1st and 2nd floors
- Spacious open-plan kitchen, living and dining room with high ceilings.
- Private front door providing added privacy and security.
- Easy level walk to the city centre.
- Two dedicated off-road parking spaces.
- Two comfortable double bedrooms and a stylish bathroom.
- Excellent location close to Chelsea Road's shops, cafés, and Royal Victoria Park
- EPC rating B

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Offers In Excess Of £350,000

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2 Horstman Villas is a well-presented two-bedroom maisonette arranged over the first and second floors of an attractive Victorian villa, part of a prestigious development in the sought-after residential area of Newbridge. Originally built around 1848 as the earliest significant buildings in this part of Newbridge Road, the villas were sympathetically converted into self-contained apartments in 2006, retaining their historic character while offering spacious, light and modern interiors.

The property benefits from its own private front door, ensuring privacy and security, and two dedicated off-road parking spaces. On the first floor, there is a bright and spacious open-plan kitchen, living and dining room with high ceilings, creating an ideal space for both relaxing and entertaining. Upstairs, the top floor offers two comfortable double bedrooms and a stylish bathroom. Residents also enjoy access to a communal garden area at the front and a shared patio between the villas.

The location is exceptionally convenient, with Chelsea Road just a short walk away, providing a vibrant mix of independent shops, a bakery, cafés, restaurants and everyday amenities. Larger supermarkets, gyms, and the Royal United Hospital are close at hand, along with Bath Spa's Locksbrook Campus and the extensive green space of Royal Victoria Park. Excellent public transport links, including rail and bus services, make the city centre easily accessible, while nearby countryside, river and cycle paths (including the Bath to Bristol route and Two Tunnels) offer plenty of opportunities for recreation.

Key Information

Tenure: Leasehold – 999 years from 2005

Share of Freehold with Horstman Villas Management Co. Ltd

Service charge: £1,950 per annum

Ground rent: None

Short-term lets/Airbnb: Not permitted

Council Tax: Band D

EPC Rating: B

Professionally managed by HML, with Share of Freehold

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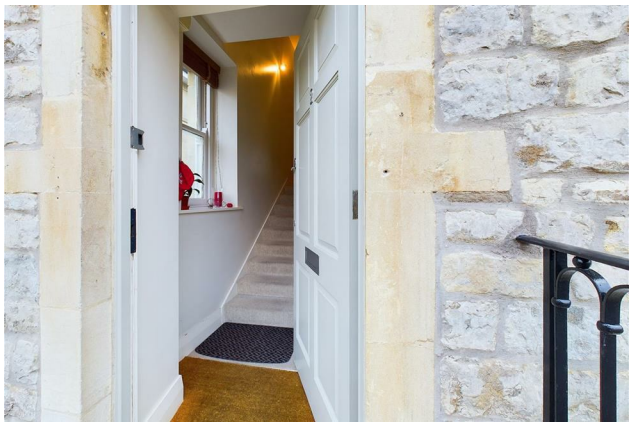


Hallway
5'5" x 6'2"
The maisonette is accessed at the rear of the property via iron steps and balustrade to the front door. This leads into a hallway with storage cupboard and stairs leading to the first floor.

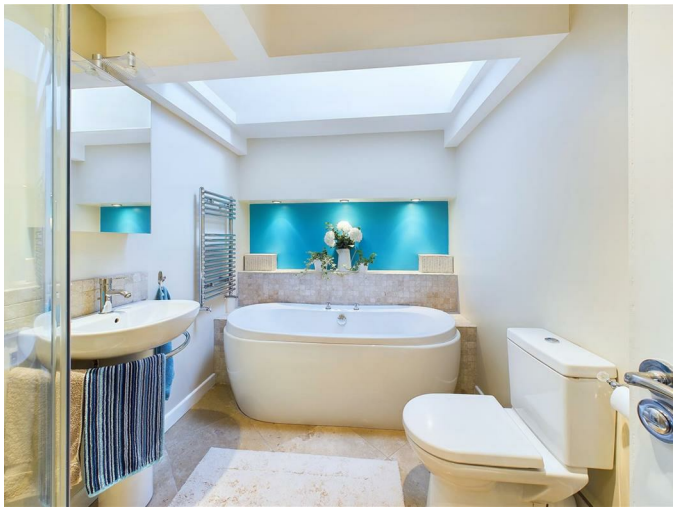
Sitting room / Dining
13'11" x 20'4"
A sunny south-facing aspect with double glazed wooden sash windows and a contemporary style wall-mounted gas fire. Far-reaching views towards Bear Flat and the hills beyond.

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

A good range of stylish units with integrated appliances 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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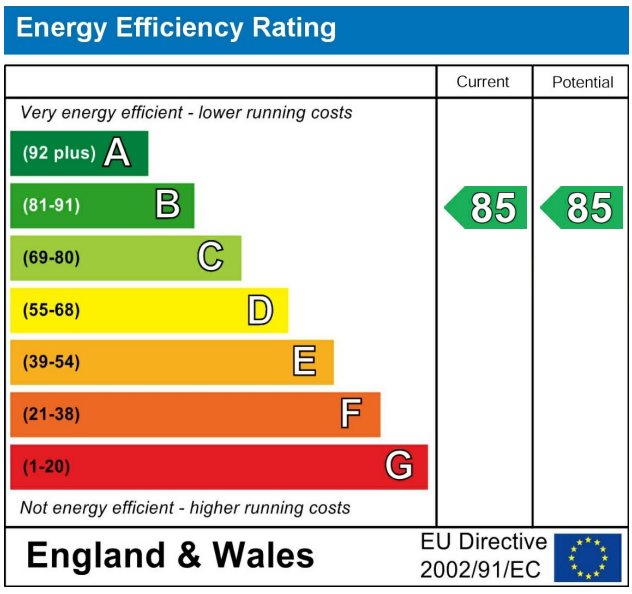
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