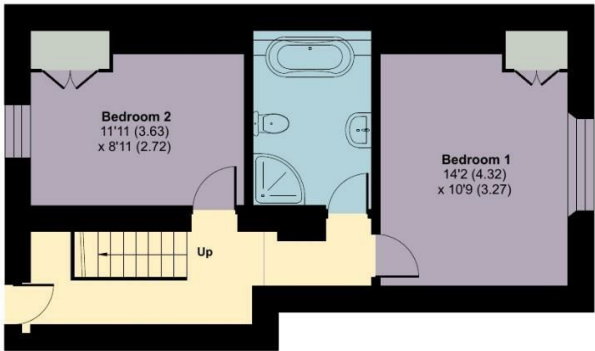


FLOOR PLAN:

Horstmann Villas, 62 Newbridge Road, Bath, BA1

Approximate Area = 952 sq ft / 88.4 sq m
For identification only - Not to scale



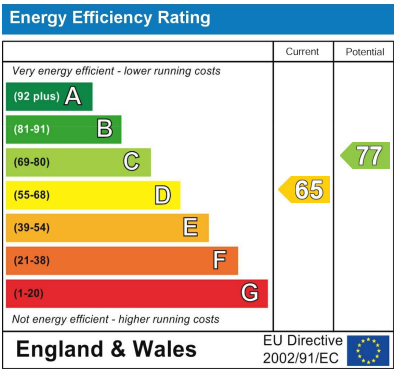
LOWER GROUND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1497556

EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt
T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



62, Newbridge Road, Bath, BA1 3LA

2 Bedroom Flat - Conversion

Guide price
£400,000

- A beautifully presented two storey maisonette
- Recently fitted contemporary kitchen with open plan living space for dining and living room
- Two double bedrooms and a modern bathroom with bath and separate shower cubicle
- Secure private courtyard garden, secure allocated off road parking
- Leasehold. EPC Rating D. Council tax band D.

DETAILS

Charming and spacious two bedroom apartment with its own private courtyard garden





DESCRIPTION

Horstmann Villas comprises two detached buildings situated on the edge of Horstmann Close, each thoughtfully converted into a collection of purpose-built apartments and maisonettes. Horstmann Close itself is a prestigious development centred around a private, leafy square, offering an attractive and peaceful setting.

Accessed via a short flight of external steps, this immaculately presented maisonette offers bright and spacious accommodation arranged over two floors. The first floor features a superb open-plan living, dining and kitchen area, enhanced by a recently fitted contemporary kitchen. On the lower floor are two generous double bedrooms and a beautifully appointed luxury bathroom.

Further benefits include a private courtyard garden and two allocated parking spaces within the secure, barrier-controlled residents' car park to the front of the property.

LOCATION

Horstmann Close is situated off Newbridge Road, in the popular Newbridge area of Bath. It is just around the corner from Chelsea Road, which offers a variety of local amenities, including a bakery, café, deli, green-grocers, florist, convenience store, several hairdressers, a restaurant and more. Bath city centre and Bath Spa station are a level walk of approx. 1.5 miles distance along the Upper Bristol Road. Bath is a World Heritage Site and offers a wonderful array of chain and independent shopping, restaurants, cafes and wine bars. World class sporting

facilities are available at the nearby Bath Rugby and Cricket clubs, and at Bath University. There are many excellent primary and secondary schools in the area (state and private alike).

TENURE

999 year lease commenced in 2005
Freeholder: Alana Land Ltd
Management charge: £117,71 pcm, sinking fund contribution £600 pa
Pets are allowed subject to consent subject to change