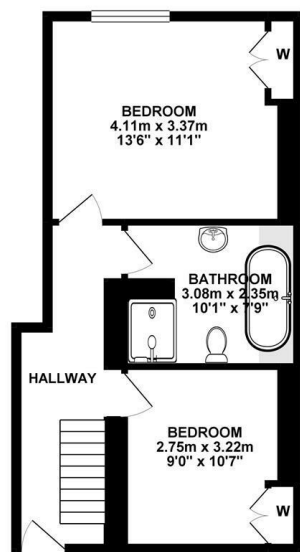
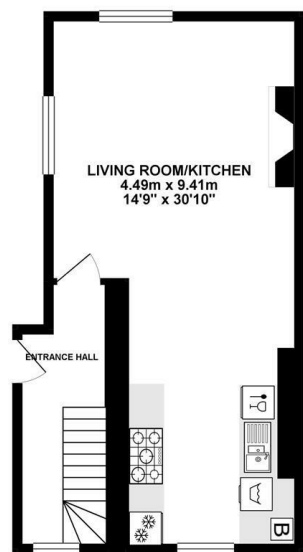


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	80
	EU Directive 2002/91/EC	

GROUND FLOOR 43.64 sq. m.  
(469.77 sq. ft.)



1ST FLOOR 43.62 sq. m.  
(469.50 sq. ft.)



TOTAL FLOOR AREA: 87.26 sq. m. (939.27 sq. ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended as a guarantee.

**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.

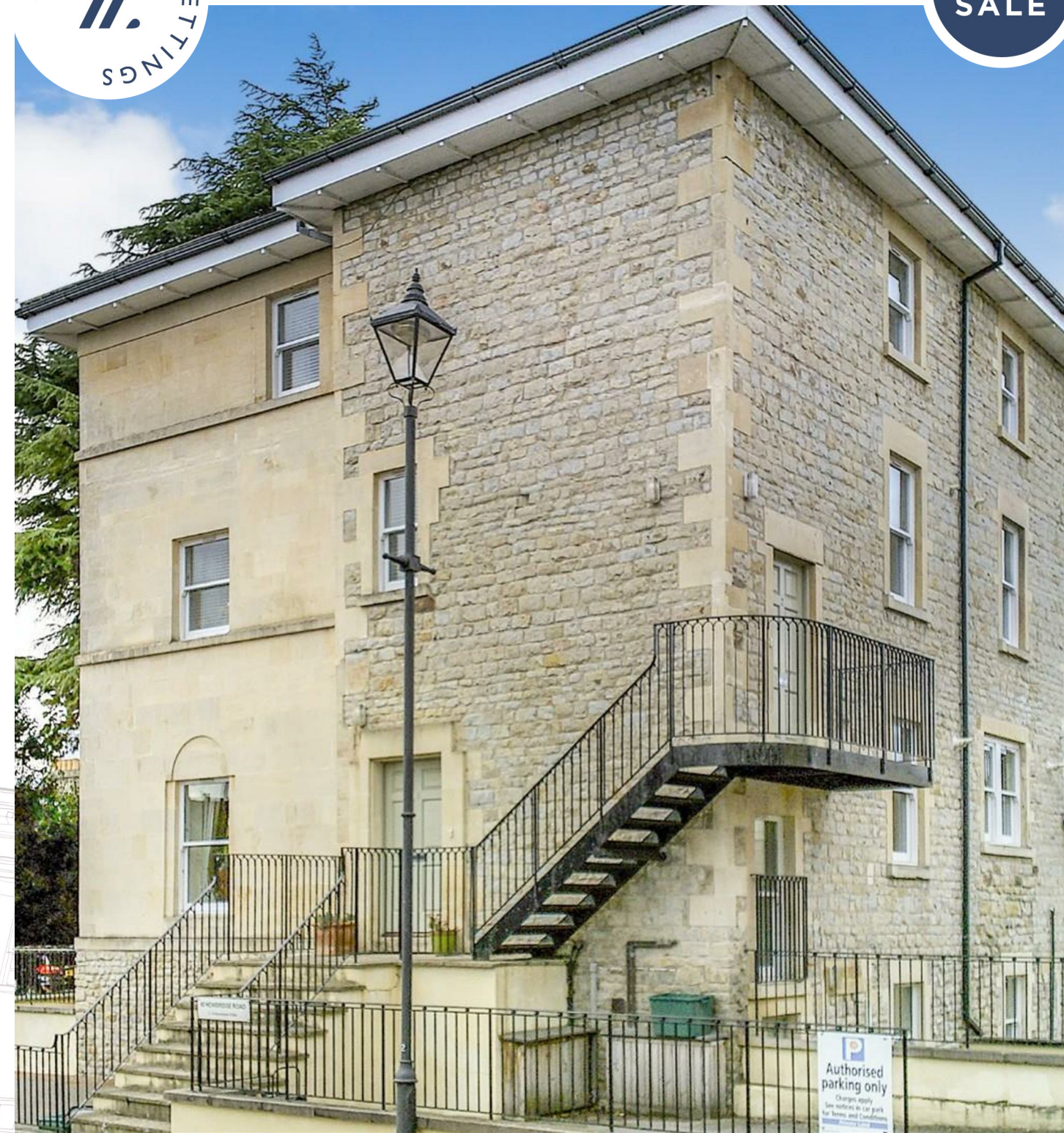
**ZEST ESTATE AGENTS**

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**NEWBRIDGE ROAD, BATH  
BA1 3LA**

**GUIDE PRICE  
£380,000**

**2 BEDROOM FLAT/APARTMENT**

- Modern two bedroom maisonette
- Two double bedrooms and luxury bathroom with separate bath and shower.
- Two allocated secure parking spaces
- Open plan living room/kitchen/diner
- Private courtyard garden
- Easy access to the city centre, no onward chain



#### DESCRIPTION

Horstmann Villas consists of two detached properties on the edge of Horstmann Close, which have been divided into purpose-built flats and maisonettes. Horstmann Close as a whole is a prestigious development which centers around a private, leafy square. Entered via a short flight of external steps, this maisonette offers bright and spacious accommodation across two floors, with the open-plan living room/kitchen/diner on the first floor, and the two double bedrooms and luxury bathroom below. The maisonette benefits from a private, decked-courtyard, and two allocated parking spaces, which are located within a secure, barrier-controlled car park at the front of the villa.

#### 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

COUNCIL TAX: Band D

TENURE: Share of the freehold

SERVICE CHARGE & GROUND RENT: £122 PCM

MANAGEMENT COMPANY: HML Property Management

