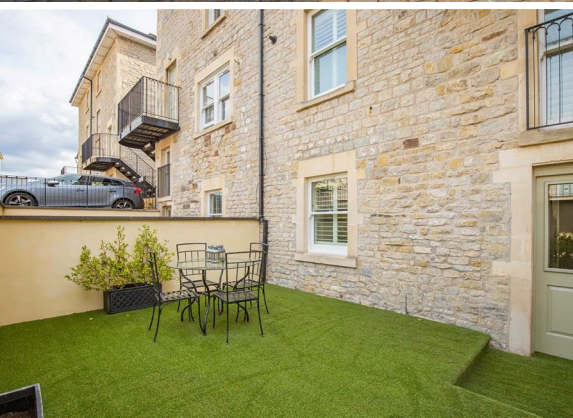




**2 Bed  
Flat  
located in**

**£1,895 Per Month**



**G R E G O R Y S**  
— E S T A T E   A G E N T S —



4 Horstmann Villas 62  
Newbridge Road  
Bath  
BA1 3LA

### Entrance Hall

Door to front aspect, radiator, stairs leading to lower ground floor, spotlighting, door to lounge/diner, consumer unit.

### Lounge/Diner

19'4" x 14'3"

Dual aspect sash style double glazed windows to front & side aspects, finished with fitted shutters. Engineered wood flooring, radiator, feature floating electric fire place, spotlighting, two wall mounted lights, brushed chrome sockets & switches.

### Kitchen

11'6" x 9'10"

Double glazed sash style window to rear aspect. Generous selection of matching wall & base units with work surface over, clear frosted glass upstands & sink splashback. Integrated appliances in form of 5 ring gas hob with extractor hood over, 'Neff' electric oven, fridge freezer, washing machine, and slimline dishwasher. One and a half sink basin with mixer tap & drainer to side, radiator, 'Worcester' hydrogen ready combination boiler, spotlighting, tile effect LVT flooring, brushed chrome sockets & switches.

### Hallway

Double glazed sash style window to rear aspect finished with fitted shutters, stairs leading to ground floor with ample storage & hanging space below, doors to rooms, spotlighting, door to private courtyard garden, radiator, brushed chrome sockets & switches.

### Bedroom 2

11'10" x 8'10"

Double glazed sash style window to rear aspect finished with fitted shutters, fitted wardrobe, radiator, spotlighting, brushed chrome sockets & switches.

### Bedroom 1

12'10" x 10'10"

Double glazed sash window to front aspect finished with fitted

shutters, fitted wardrobe, radiator, spotlighting, brushed chrome sockets & switches.

### Bathroom

A contemporary four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, large panelled bath tub with hot & cold taps, and corner walk in shower enclosure with mains fittings & glass sliding door. Tavertine stone tiling, wall mounted towel radiator, spotlighting, extractor fan, mirrored vanity unit.

### Rear Courtyard Garden

Private courtyard garden enclosed with boundary walls & cast iron railings. Courtyard laid with artificial grass.

### Front aspect

Steps leading from driveway parking to shared courtyard space, enclosed with cast iron railings. Lighting above front door.

### Parking

Private driveway parking for two vehicles. Fob operated barrier access.



2



1



1





Lower Ground Floor  
423 sq.ft. (39.3 sq.m.) approx.



Ground Floor  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 872sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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> EU Directive 2002/91/EC		

## DIRECTIONS

## CONTACT

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