



**NASH  
& CO**

**Horstmann Close**  
Newbridge | Bath









- A spacious ready to move into property
- Modern Georgian style garden square development
- Private parking space and garage
- Large open plan kitchen/dining/living area
- Full width bi-fold doors to sunny west facing garden

- Three spacious double bedrooms
- Sitting room with three French windows and Juliet balconies
- Two contemporary bathrooms
- 5 minutes walk away from local shops, cafes, doctor and pharmacy
- M&S Foodhall and Lidl also close by





### Summary

A beautiful townhouse with pediment facade located in the centre of a terrace of just three properties overlooking the attractive central garden square of this development build in 2003/4. This three storey property has been updated to provide versatile contemporary accommodation that includes a completely open plan ground floor kitchen/dining/living area with bi-fold doors to a sunny west facing garden. The property has three spacious double bedrooms with fitted wardrobes, a lovely sitting room with three French windows and Juliet balconies providing views of the garden square. The property has two bathrooms, both with walk in showers and one also with a double ended bath. The property has a garage and a private parking space immediately to the rear.

### Location

Horstmann Close is a private development located on the west side of Bath within an easy level walk of the city centre as well as to local shops in Chelsea Road just 200 yards away. The Royal United Hospital, Royal Victoria Park, and the Bath to Bristol cycle path are all within half a mile. Bath Spa railway station provides frequent fast trains to London and Bristol. The M4 Motorway (Junction 18) is about 25 minutes away. The subject property is in a quiet location in the northwest corner of Horstmann Close. There are beech trees outside which form an attractive setting.

### Other Details

EPC Rating - C

Council Tax Band F - £3,198 (2025/6)

Grounds Service Charge - £1,030 (2025/6)

Tenure - Freehold (parking space 999 years peppercorn lease from 2004)

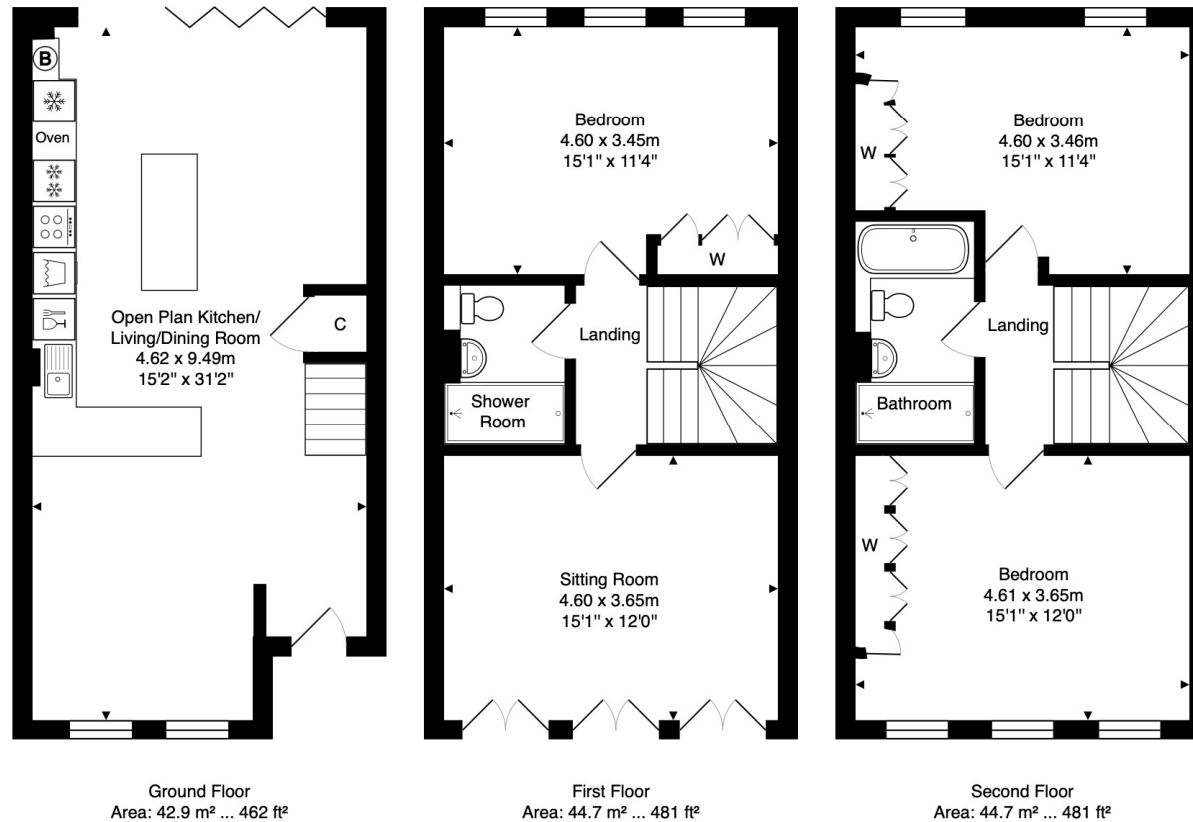
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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