



Hughendon Manor, Petersfinger

Myddelton & Major



A stunning two bedroom modern apartment with a balcony,
on the first floor of a beautiful Victorian manor house.

Tenure: Leasehold

Size: 706 ft²

EPC Rating: C (69)

Council Tax Band: C



2



1



1



1

Lease Information - Term 999 years from 01/07/2003, ground rent £0, Annual Service Charge 2023-24 £2,995.19
Hughendon Manor was converted in 2004, with all owners owning a 1/12th share of the freehold management company.

Services - All mains services are available— sewage is via septic tank. Ofcom suggests download speeds of up to 35Mbps and all main mobile networks should have full coverage.

City Centre 1.5 Miles • Train Station 2 Miles • Southampton 21 Miles • Bournemouth 33 Miles

Flat 5 Hughendon Manor, Southampton Road
Petersfinger, Salisbury, Wiltshire, SP5 3EY

- First Floor Apartment
- Well-Equipped Kitchen
- Stunning Period Building
- Two Bedrooms
- Modern Interior
- Communal Garden
- Open-Plan Reception
- Allocated Off Road Parking

The Property

Located on the first floor of a stunning converted Victorian manor house, apartment 5 provides welcoming and generous accommodation. Although internally modern by design the property is beautifully accented by a number of period features throughout, such as the stunning stained-glass windows and large bay window in the reception area, that opens up onto a personal use share of the buildings front balcony. The accommodation is accessed a communal entrance hall and includes an open-plan sitting room/dining room/kitchen, bathroom and two bedrooms.

Outside

The property sits adjacent from a well maintained communal lawn, and set back behind a residents and visitors car park. The apartment includes allocated parking for one vehicle, with a number of visitors parking spaces also available..

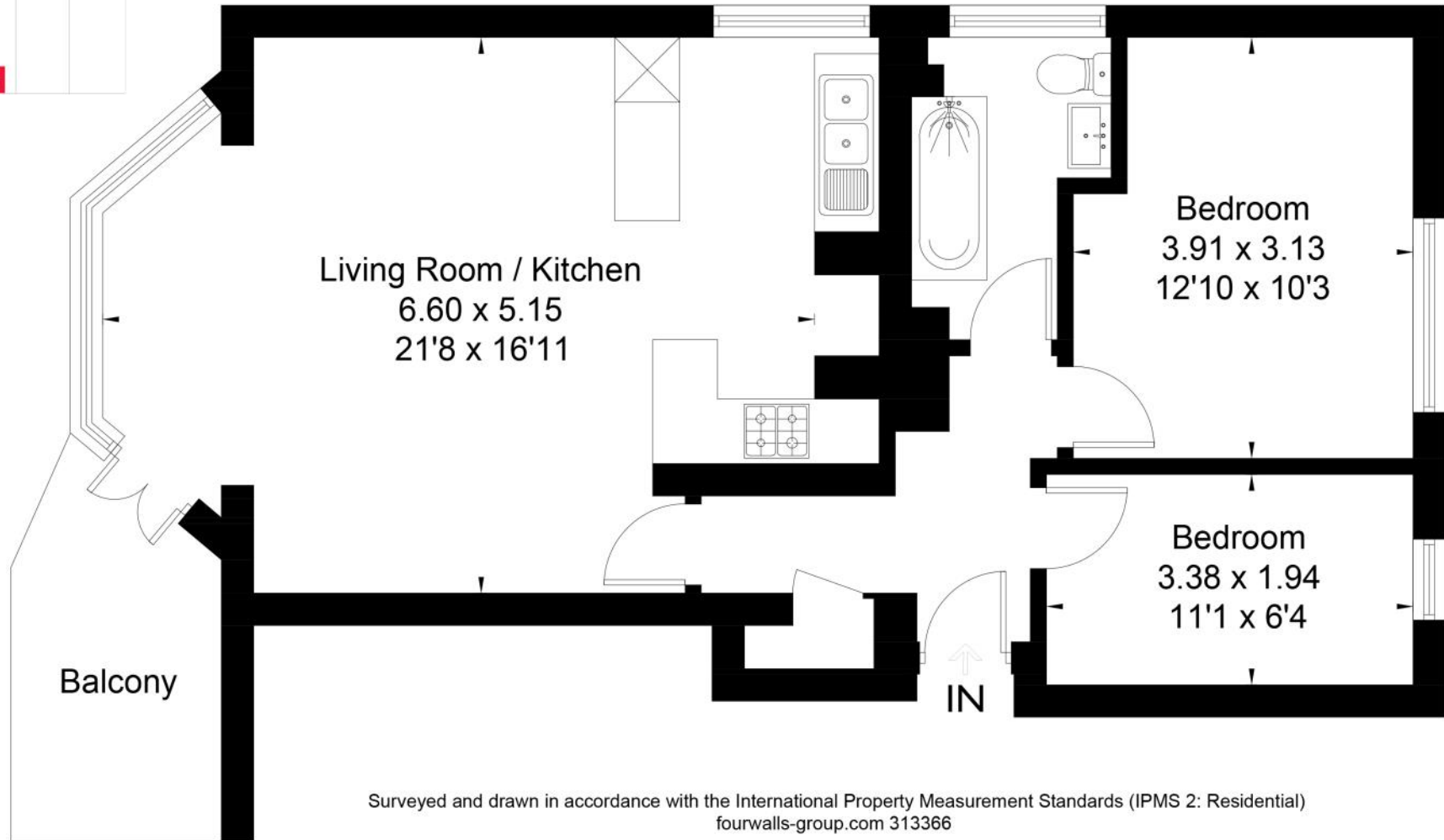
Location

Hughendon Manor is set on the south eastern side of the Cathedral City of Salisbury in the attractive suburb of Petersfinger, within a short, mostly level distance of the city centre. Salisbury plays host to a well-thought of Playhouse and Market Square, which holds a twice-weekly charter market. There's a further excellent range of shopping, educational, leisure and cultural facilities within the city. Within easy reach is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains from Salisbury mainline station to London Waterloo, Bristol and the South West.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 65.6 sq m / 706 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 313366

Disclaimer Notice

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