

7 Hughendon Manor
Petersfinger
Salisbury





A very well presented, two bedroom apartment in a beautiful converted Victorian manor house.

7, Hughenden Manor

Petersfinger, Salisbury, SP5 3EY

Guide Price:

£240,000



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2



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- Stunning period building
- Open plan living
- Modern kitchen
- Two bedrooms
- Ensuite shower room

- Allocated off road parking
- Communal gardens
- No onward chain
- Long ease
- Visitors Parking

The Property

This beautifully presented property has been finished to a high standard throughout, and forms part of an exclusive development.

The property is accessed via a communal entrance hallway with a wide staircase leading to the upper floors. This property offers both style and practicality.

The entrance leads to a bright open-plan, dual aspect, living area, thoughtfully designed to maximise the space and natural light.

The modern kitchen is fitted with high-quality units and integrated appliances, seamlessly blending into the space. There is ample room for a dining table and chairs, while the generous living area provides a comfortable and inviting environment for relaxing and entertaining.

The master bedroom benefits from an en-suite shower room, while the second bedroom is a good sized double. There is a bathroom that can be accessed from the hallway that is fitted with a white suite.

This property is ideal for first time buyers, or professional couples, offering a blend of comfort, convenience, and modern living.

Outside

The property offers an allocated parking space along with visitors parking.

Residents can enjoy the communal garden , providing a pleasant outdoor space to relax.

Hughendon Manor is set on the south eastern side of the Cathedral City of Salisbury in the attractive superb of Petersfinger, within a short, mostly level distance of the city centre. Salisbury plays host to a twice-weekly market and well thought of Playhouse. There are a wide range of shops, educational, leisure and cultural facilities within the city.

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.

Services - mains water, gas and electricity -sewage is via a septic tank.

Ofcom suggest Superfast broadband is available and all main mobile networks should have full coverage

Lease Information - term 999 years from.2003, Annual service charge

£2982.14 for 2024/25. Hughendon Manor was converted in 2004, with all owners owning 1/12th share of the freehold management company. Ground Rent-peppercorn

Tenure

Leasehold

EPC Rating

C (79)

Outgoings

Council Tax Band: C

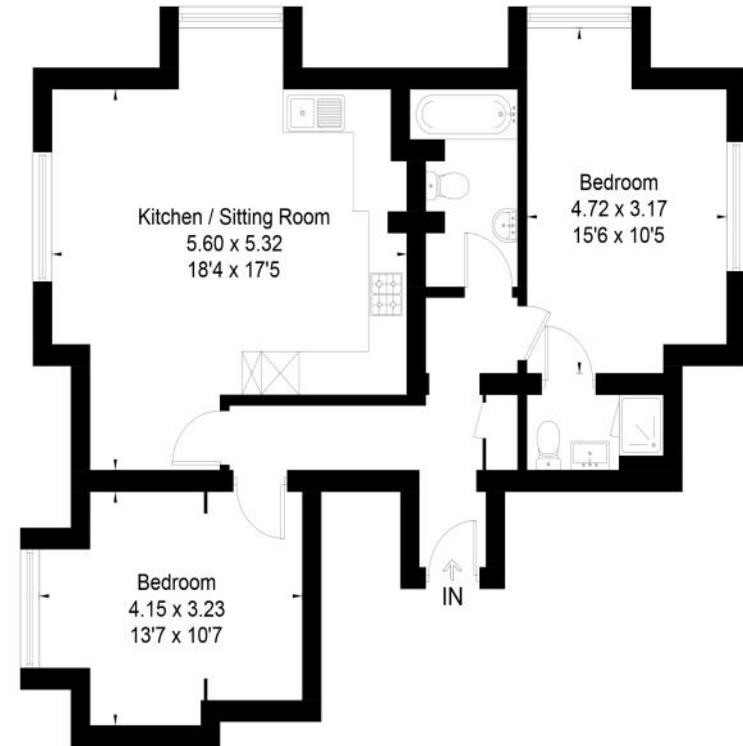
Size

760 sq ft





Approximate Floor Area = 70.6 sq m / 760 sq ft



Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93724



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Myddelton
& Major™

Call. 01722 337 575

Email. residential@myddeltonmajor.co.uk

Click. myddeltonmajor.co.uk

Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

