



2 Hughendon Manor, Petersfinger, Salisbury, Wiltshire, SP5 3EY

£265,000 Share of Freehold

## About The Property

This wonderful, period house was converted in 2003 into a number of spacious and character apartments. This apartment is situated on the ground floor and has a host of interesting period features. These include high ceilings, a cast iron fireplace with timber panelling, some stained glass windows and part of the property is formed from an attractive and predominantly glazed turret.

There is a large communal door and entrance hallway which is entered via a secure intercom system. The accommodation comprises an entrance hall which has a useful storage cupboard and double doors to the sitting room and front patio. This is an impressive room, again with French doors leading out to the front patio area, an impressive cast iron fireplace with adjacent wood panelling and picture and dado rails. The kitchen has cream fronted base and wall units with an integrated electric oven and four ring gas hob, fridge/freezer, space for a washing machine and a cupboard houses the gas boiler.

There is an inner hallway which has useful storage cupboards and this leads to a shower room and the main double bedroom which has a large en-suite bathroom. The second bedroom has large, part stained glass windows and storage cupboards and the property further benefits from gas fired central heating. There is also a covered patio area to the front.

There are excellent communal areas. At the rear is a paved patio area accessed from the communal hallway. To the front and side are grassed areas with a large car park with both residents allocated and visitor spaces. The parking space for the apartment is located closeby.

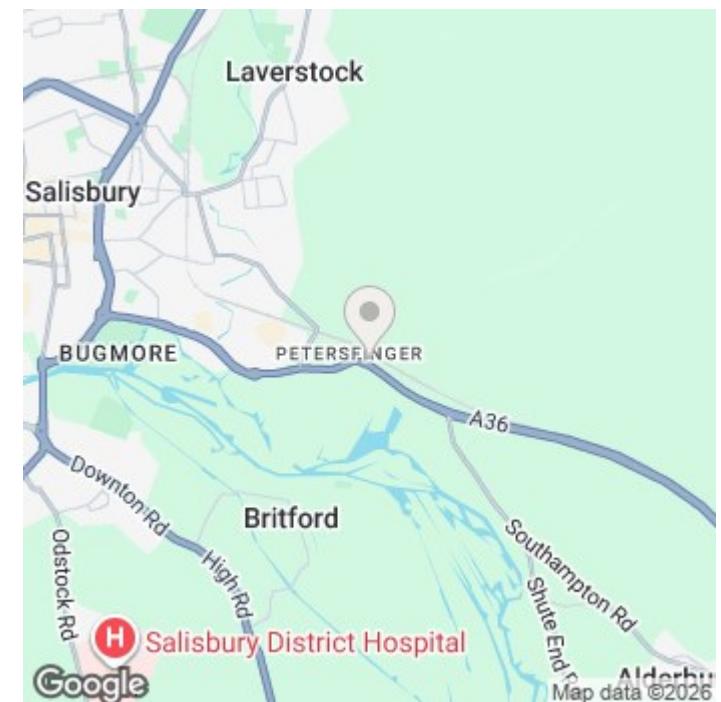
Hughenden Manor is situated at Petersfinger on the south eastern side of the city and nearby amenities on the Southampton Road include a Tesco superstore and a park and ride into the city centre. There is also convenient access on the A36 to Southampton and the south coast.

This is a very rare opportunity to purchase an elegant flat in a charming building and the agents highly recommend a viewing.



816.50 sq ft

- Converted period house
- Ground floor two bedroom apartment
- Sitting room
- Kitchen
- Shower room and en-suite bathroom
- Period features
- Private patio space
- Communal gardens
- Allocate parking space with visitor spaces
- edge of city location





## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Share of Freehold

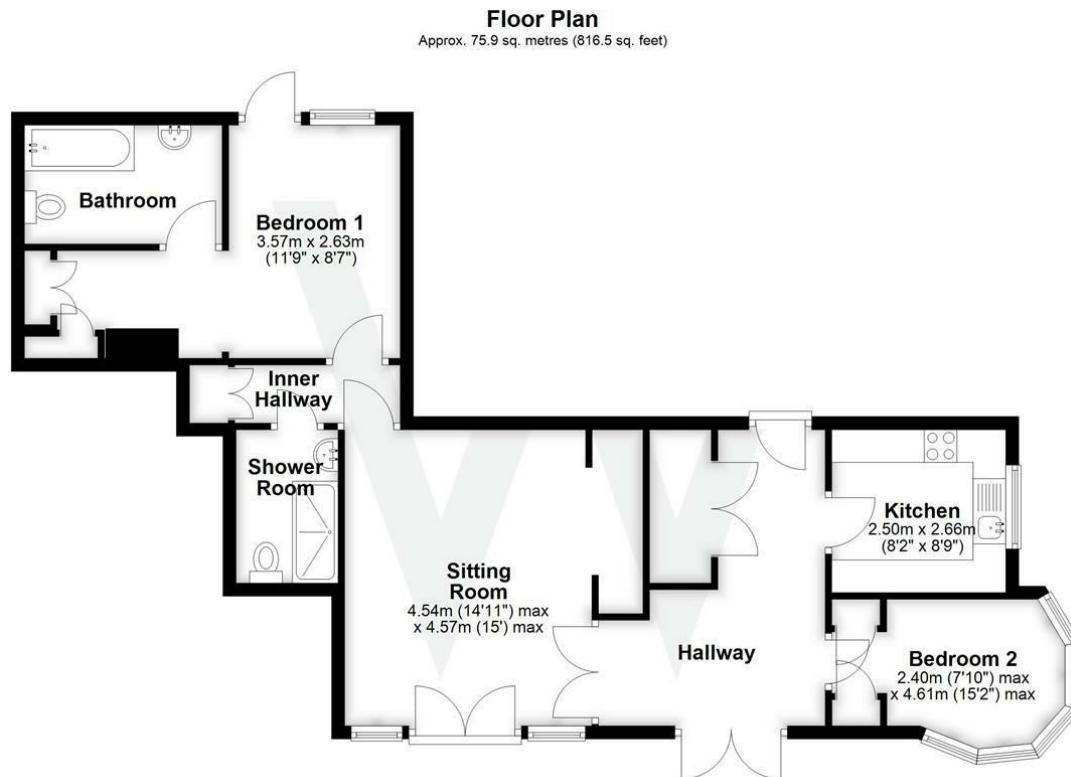
Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Tenure: Residue of a 999 year lease and 1/12th share of freehold management company. Service charge is approximately £2900 per annum.

Directions: Leave Salisbury on the A36 Southampton Road and after proceeding forwards at the Tesco roundabout, continue through the next set of traffic lights. Hughendon Manor can be found approximately 300 yards later on the left hand side.

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Total area: approx. 75.9 sq. metres (816.5 sq. feet)

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