



Maple Road, Shaftesbury

Asking Price: £170,000

Maple Road, Shaftesbury, Dorset, SP7 8FR

- Well-Presented Ground Floor Apartment
- Two Double Bedroom Including Principal With Ensuite
- Open Plan Living ·Allocated Parking
- Communal Gardens ·EPC: Awaited

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

TRANSPORT LINKS

The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

DESCRIPTION

A very-well presented, ground floor, two-bedroom apartment conveniently located within a popular development on the outskirts of Shaftesbury. Allocated parking and access to outside space.



THE PROPERTY

Accessed via a secure communal entrance, the property comprises a spacious open plan sitting, dining room that leads to the kitchen. A dual aspect allows for plentiful natural light throughout with the kitchen itself offering ample work surface and storage cupboards alongside appliance spaces.

The principal bedroom benefits from an ensuite shower room whilst the second bedroom makes for a double room or second reception depending on preference. Completing the accommodation is a three-piece family bathroom and useful storage cupboards.





OUTSIDE

The property benefits from an allocated parking space as well as access to a communal patio to the rear of the property.

TENURE

Leasehold.

Lease Term: 125 years from 2011.

Ground Rent: £300pa

Service Charge: £2,256pa

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band B.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

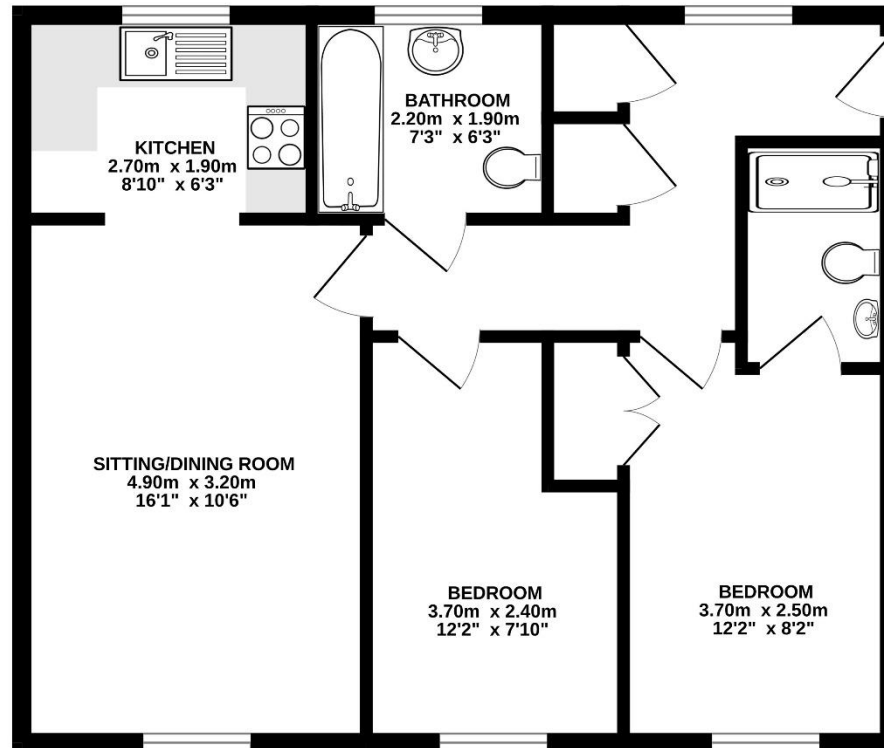
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GROUND FLOOR
55.1 sq.m. (594 sq.ft.) approx.



TOTAL FLOOR AREA : 55.1 sq.m. (594 sq.ft.) 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.
Made with Metropix 12/2025.



Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

10 March 2025