



CHAFFERS
ESTATE AGENTS



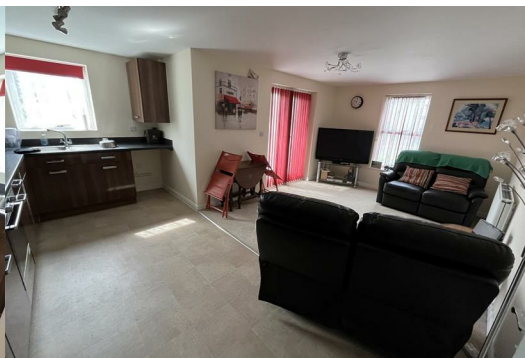
26 Maple Road

Shaftesbury, SP7 8FR

£190,000 Leasehold



A very-well presented, ground floor, two-bedroom apartment with a balcony conveniently located within a popular development on the outskirts of Shaftesbury. The property further benefits from a garage and an allocated parking.



Description

Accessed via a secure communal entrance, this well-presented ground floor apartment offers bright and spacious accommodation throughout. The open-plan kitchen, living, and dining area enjoys a dual aspect and opens onto a generous private balcony, perfect for relaxing or entertaining. The kitchen is well-equipped with ample worktop space, storage units, and appliance provisions.

The principal double bedroom features built-in wardrobes with overhead storage, integral drawers, and an en-suite shower room. A second double bedroom also includes overhead storage and drawer systems. A modern three-piece family bathroom, a spacious entrance hallway, and additional storage cupboards complete the layout.

The property further benefits from a private balcony, garage, and allocated parking space.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: B
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Annual service charge £1,576.67 pa (as of 01/01/25), ground rent; £400 pa.
Energy Performance Certificate: Rated: C

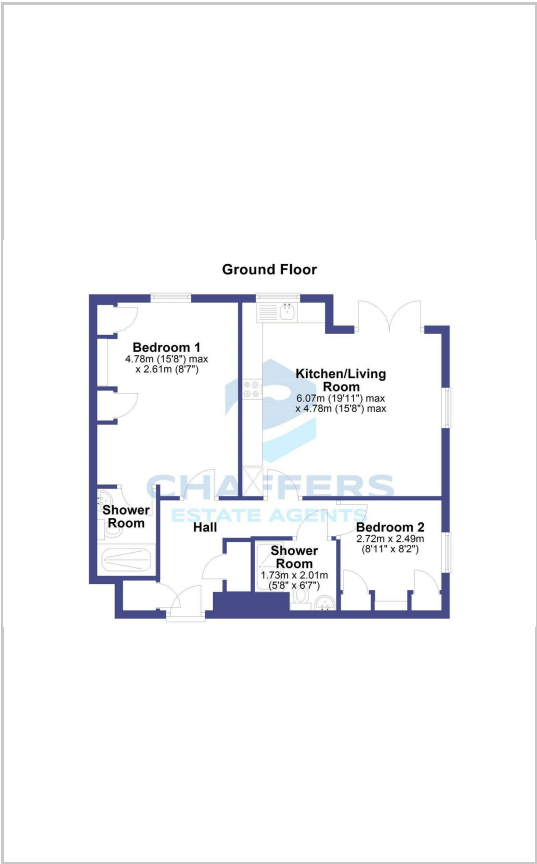
SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

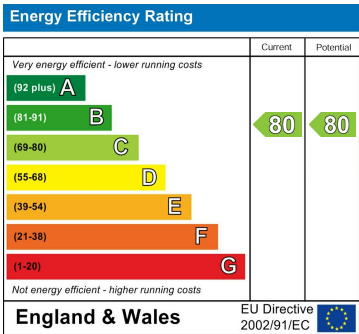
Area Map



Floor Plans



Energy Efficiency Graph



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