



12 Maplecroft, Salisbury, Wiltshire, SP2 8NS

£129,950 Leasehold on a 999 year lease

About The Property

The property is a ground floor maisonette situated in a popular location on the southern outskirts of the city, near to the hospital.

The accommodation is well proportioned and would be a perfect purchase for a first time buyer or an investment buyer with the current rental value being approximately £800 per calendar month.

There is an entrance hallway and a sitting room with a built in storage cupboard, TV and telephone points and a window to the rear. The kitchen area has a range of units together with an integrated electric oven, microwave and hob with space for a washing machine and fridge and there is another window to the rear. There is a bedroom with a wall mounted electric heater and a bathroom which has a white suite, an electric heater and a heated towel rail.

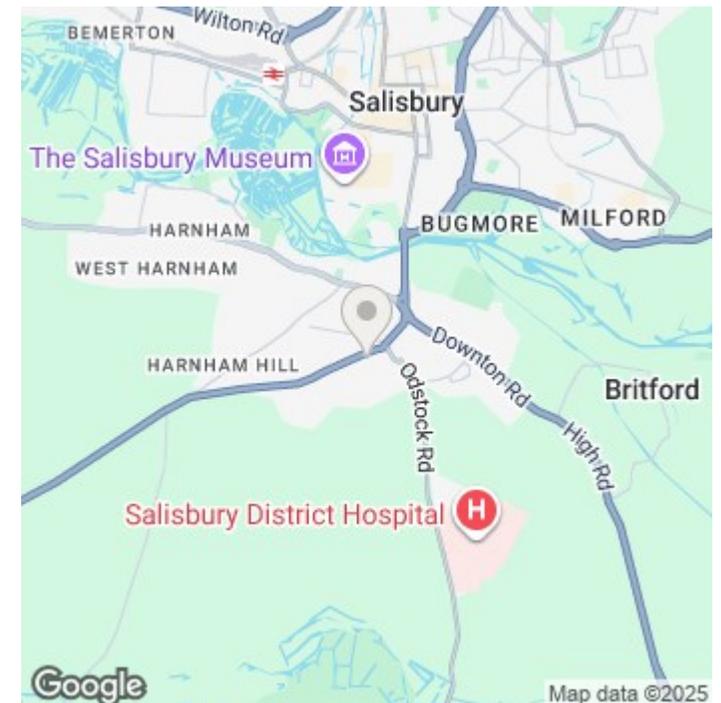
The property has PVCu double glazing, electric heating, an allocated parking space within the close.

Maplecroft lies on the popular Ridings Mead development and there is a regular bus service nearby leading to the city centre which lies approximately one mile away. Further nearby amenities include a Marks and Spencer outlet on the nearby Downton Road and a Nisa store. No onward chain.



364.40 sq ft

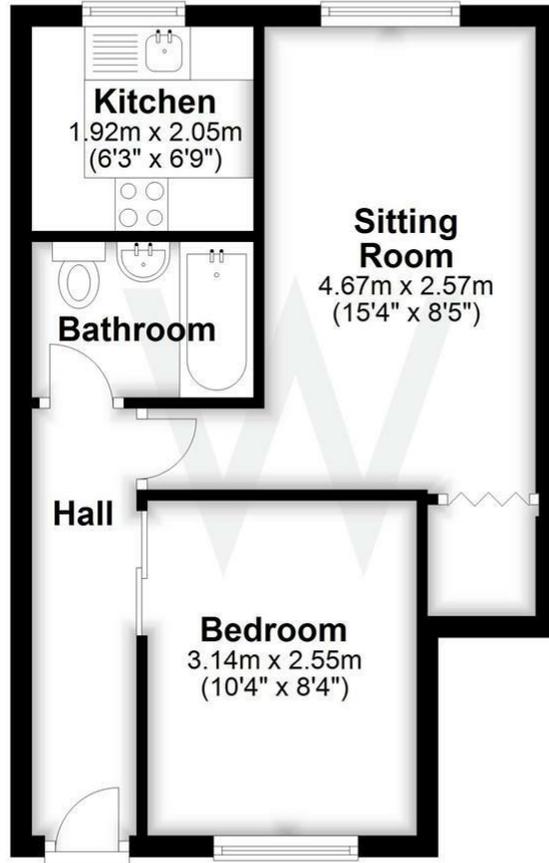
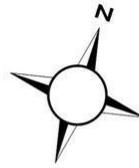
- Ground floor maisonette
- One bedroom
- Sitting room
- Kitchen
- Bathroom
- Cul de sac location
- Allocated parking space
- Close to hospital
- Popular area
- No chain





Floor Plan

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 32.5 sq. metres (349.6 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £2,056.73 (2025/2026)

Tenure: Leasehold

Services: Mains water, electricity and drainage are connected to the property.

Tenure: Leasehold on a 999 year lease from 1981. Ground Rent £115pa. Service Charge £200pa.

Directions: Leave Salisbury via Exeter Street and at the roundabout continue forwards in the right hand lane, passing through two sets of traffic lights. At the mini-roundabout turn left towards the hospital and at the next mini-roundabout turn right onto the Ridings Mead development. Take the third right in to Maplecroft and the property can be found in the far right hand corner.

what3words: ///scale.expand.tanks

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	