# MATTHEW JAMES

Residential Sales • Lettings • Management









122 Blakeney Road, Stevenage, SG1 2LL Asking Price £145,000

An opportunity to purchase this unmodernised one bedroom ground floor purpose built flat located in the sought after Symonds Green area of Stevenage and offered chain free.

Locally there is a fantastic selection of local amenities including a local shop, hairdressers, a doctor's surgery and the local pub. Conveniently located with access to the north junction of the A1M, Lister Hospital, the historic Old Town and the Gunnelswood business park.

### **Ground Floor**

## Entrance Hall Large walk-in cupboard.

### Lounge



Double glazed windows to rear.

### Kitchen



Double glazed window to front. Requires re-fitting.

### **Double Bedroom**



Double glazed window to rear.

### **Shower Room**



Fully tiled wet area, low flush WC, wash basin, double glazed window.

### **Additional Information**

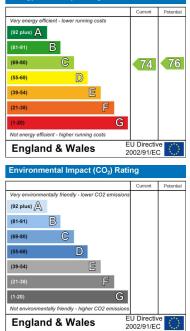
New 250 year lease to be granted Zero ground rent Service Charge for 2025/26 £1,231.78 EPC Rating C Stevenage Council Tax Band B

# BLAKENEY ROAD APPROXIMATE GROSS INTERNAL FLOOR AREA: 518 SQ FT - 48.12 SQ M RECEPTION ROOM 14'5" x 11'4" 4.40 x 3.45M BEDROOM 14'6" x 10'1" 4.41 x 3.08M KITCHEN 2.70 x 2.28M GROUND FLOOR FOR ILLUSTRATION PURPOSES ONLY THEST-DOOR PLAN SHOULD BE USED A DE GROST ALL STREET AND CORES NOT CONSTITUTE ON WHICH E COR IN PART AN OFFER OR CONTINUET. AN INTERNET DOOR PLAN SHOULD BE USED A PAGENGAL CUITINE FOR GUIDANCE COR Y AND DOCS NOT CONSTITUTE ON WHICH E COR IN PART AN OFFER OR CONTINUET.

### Area Map

# A1(M) SYMONDS SYMONDS EN Cunnels Wood Rd Fairview Rd Fairview Rd Fairview Rd Fairview Rd Map data ©2025

### **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.