



Linclare Place, St. Neots, PE19 7AH  
Offers Over £175,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS



**\*\*\*STRIKING ONE BEDROOM GROUND FLOOR APARTMENT WITH OWN PRIVATE COURTYARD GARDEN\*\*\***

Situated within this ever popular Grade Two Listed development on the outskirts of Eaton Ford and within easy reach of all the local amenities, this beautiful apartment offers a blend of period features with high ceilings and Georgian style sash windows, combined with the modern practicalities of gas fired combination boiler heating system. The accommodation offers a spacious open plan sitting/ dining room, a large double bedroom with fitted wardrobes and a modern kitchen and bathroom.

As well as the private and enclosed rear garden, there is also an allocated parking space (directly behind the rear garden).

Viewing is essential to appreciate the character and 'feel' of this charming apartment.

**Entrance Via**

**Entrance Hall**

**Sitting/ Dining Room**

19'9 x 10'7 max (6.02m x 3.23m max)

**Kitchen**

12'10 max x 7'10 (3.91m max x 2.39m)

**Bedroom**

14'8 max x 11'6 (4.47m max x 3.51m)

**Rear Lobby**

**Bathroom**

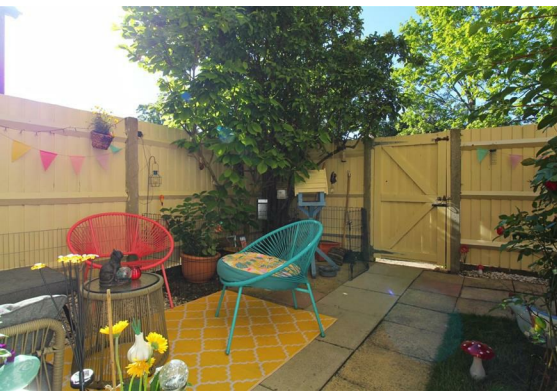
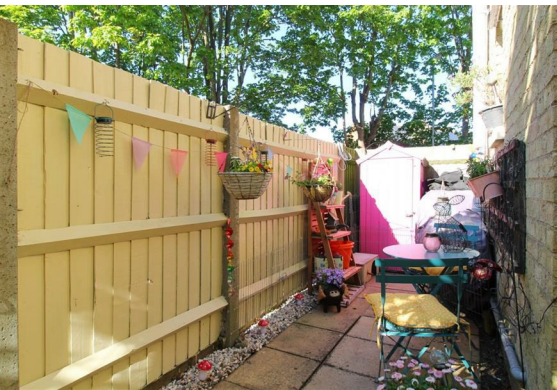
7'11 x 5'4 (2.41m x 1.63m)

**Rear Garden**

**Agents Note**

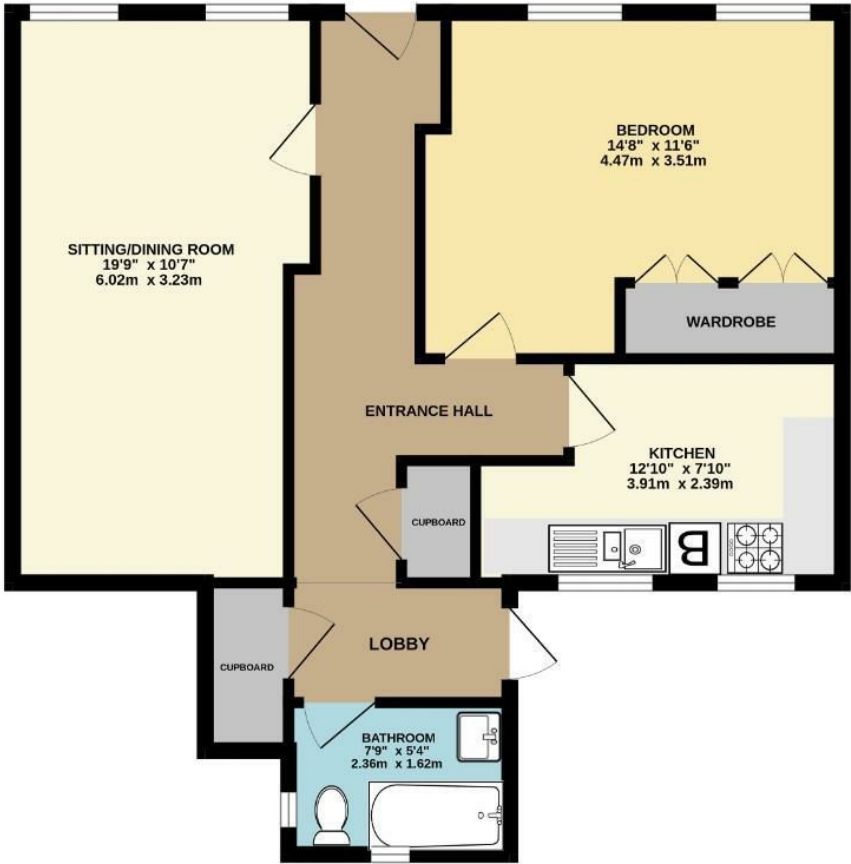




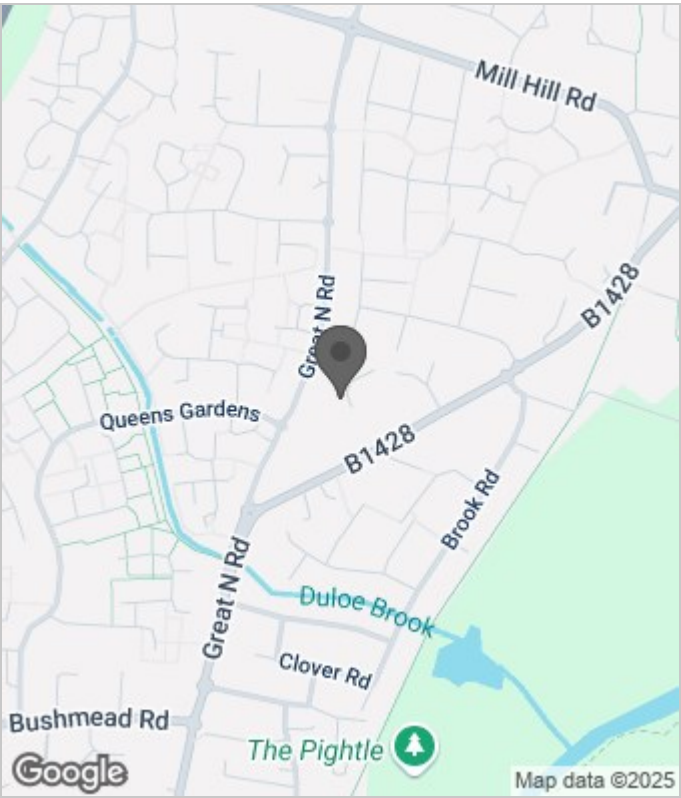




GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) 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 misstatement. 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.  
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| 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 |         |                         |
|                                             | 65      | 77                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.