



RUSSELL KILLNER  
ESTATE AGENTS



# Hinton Lodge St. Neots Road

Eaton Ford, St. Neots, PE19 7BA

Offers in excess of £160,000

\*\*\* MOMENTS FROM LOCAL AMENITIES \*\*\* A beautifully presented ground floor apartment, offering stylish and low-maintenance living in the highly sought-after area of Eaton Ford.

This charming one-bedroom apartment welcomes you via a spacious entrance hallway, providing ample room for coats and shoes, and setting the tone for the well-proportioned accommodation throughout. The property opens into a bright and airy lounge/diner, enhanced by an attractive rear aspect bay window, allowing natural light to flood the space perfect for both relaxing and entertaining.

The kitchen is thoughtfully designed with a range of high and low-level units, offering excellent storage and practicality. It features an electric oven and hob, with designated space for a washing machine, freestanding dishwasher, and full-size fridge freezer.

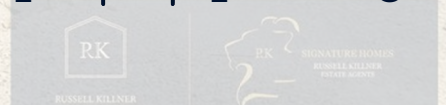
The generous double bedroom benefits from an integrated wardrobe and comfortably accommodates a large bed, creating a peaceful retreat. A well-appointed bathroom comprises a bath with shower over, combining both convenience and comfort.

Externally, the property truly stands out with access to a well-maintained communal garden ideal for enjoying outdoor living, with space for a patio set and relaxing in warmer months. Further benefits to this leasehold apartment include double glazing, gas central heating and an allocated parking space, along with additional visitor bays.

- Beautifully presented ground floor apartment in the highly desirable Eaton Ford location
- Bright and spacious lounge/diner with an attractive rear aspect bay window, flooding the room with natural light
- Well-appointed kitchen with ample storage and space for essential appliances
- Generous double bedroom with integrated wardrobe, offering a calm and comfortable retreat
- Contemporary bathroom suite with bath and overhead shower for everyday convenience
- Access to a well-maintained communal garden, perfect for outdoor relaxation and entertaining
- Allocated parking space plus visitor bays, ensuring practicality for residents and guests
- Excellent connectivity with easy access to the A1 and St Neots train station for London commuters

## Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

St. Neots Road, Eaton Ford, St. Neots, PE19

Approximate Area = 452 sq ft / 41.9 sq m  
For identification only - Not to scale



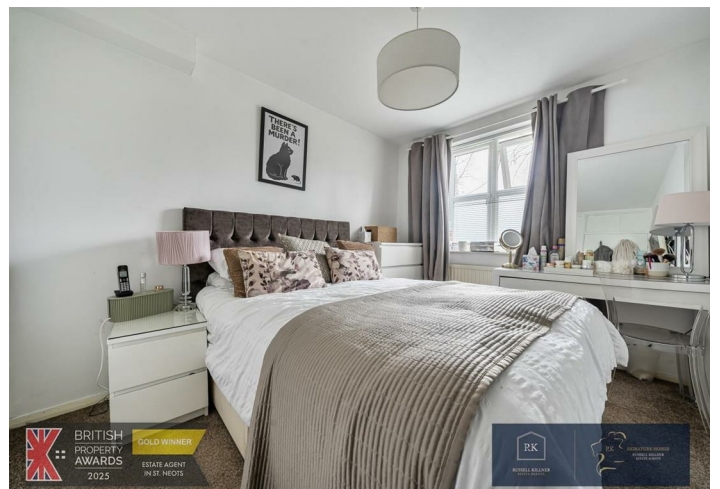
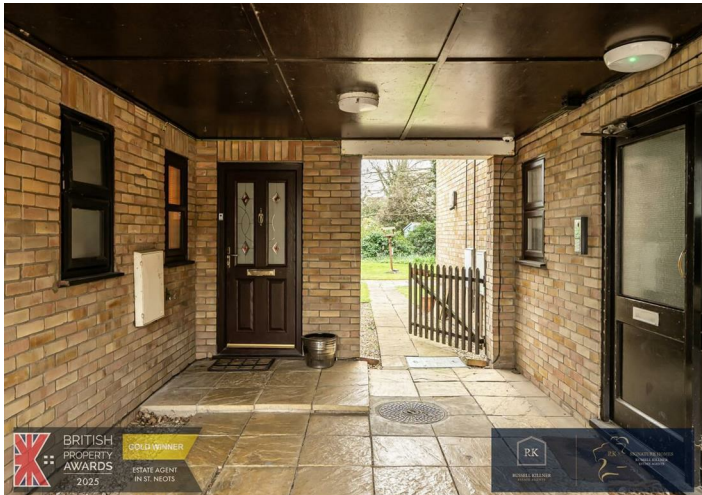
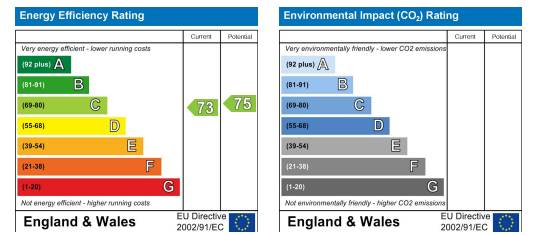
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Rk Estate Agents. REF: 143298.



# Area Map



# Energy Efficiency Graph



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