



HARVEY ROBINSON

Offers In Excess Of

£190,000

Great North Road

Eaton Socon, PE19 8ED

## PROPERTY SUMMARY

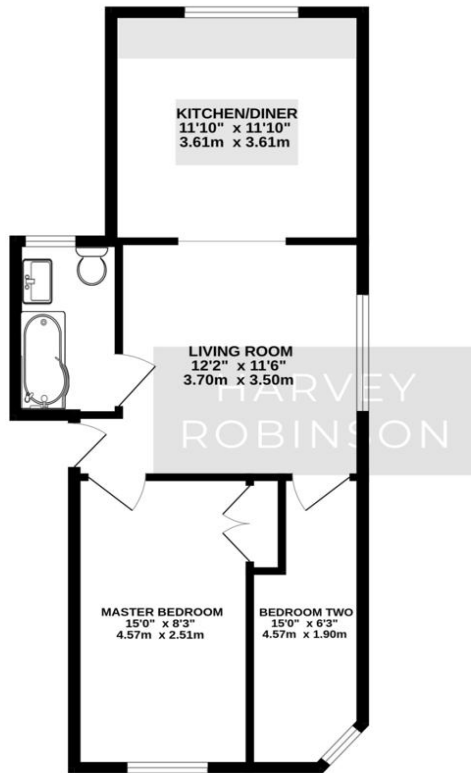
Harvey Robinson Estate Agents are pleased to offer for sale this well maintained and thoughtfully designed two-bedroom ground floor apartment, ideally located in the highly sought-after area of Eaton Socon. This modern apartment benefits from secure intercom access, providing peace of mind and added convenience for residents. Upon entering, you are greeted by a spacious and inviting lounge area, perfect for relaxing or entertaining guests. The property also features a contemporary kitchen complete with a large central island that serves as both a functional cooking area and a social hub. The apartment benefits from gas central heating and UPVC double glazing. Outside, residents have access to a low maintenance enclosed communal garden. Additionally, the property includes a designated parking space located at the rear.







GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.  
Made with Metropix ©2025

## FAQs

Postcode for SatNav: PE19 8ED

What3Words location: ///basket.shrugging.privately

Property built: 1930 (Converted in 2017)

Council tax: A

Length of lease 125 years (from 2017)

Maintenance charge: £1,181.41 per annum, this includes £186 towards the reserve fund

Management company: APW Leasehold Management

Maintenance charge covers: Window Cleaning, Communal Cleaning, Communal Electricity, General Repairs, Fire Doors, Health and Safety / Fire Risk Assurance, Buildings Insurance etc

Ground rent: £195 per annum

How long has the vendor lived here: 3 years

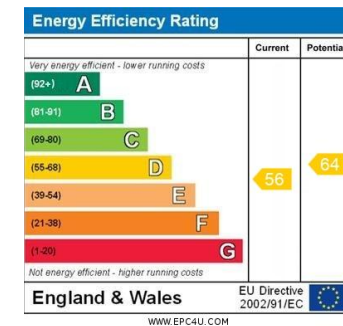
Vendor's onward movements: Upsizing

Garden aspect: East

Water meter: Yes

Boiler: Serviced in 2024

Fixtures and fittings: Carpets, blinds in lounge and kitchen, bar stools for kitchen island



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

### OFFICE ADDRESS

22 Market Square, St Neots,  
Cambridgeshire, PE19 2AF

### CONTACT

01480 454040  
stneots@harveyrobinson.co.uk  
www.harveyrobinson.co.uk