



Flat 5, Cavendish Court Crosshall Road, Eaton Ford

£280,000

St. Neots





Nestled in a sought-after development for the over 55s in the town centre of St Neots, this immaculate 2-bedroom retirement property is a haven of comfort and convenience. This first-level apartment, boasting lift access, showcases stunning views over the meticulously landscaped communal gardens, Riverside Park, and The River Great Ouse. The property features a refitted kitchen and bathroom, along with refurbished accommodation offering a contemporary living space. The communal facilities cater to residents' every need, including a communal lounge with an outdoor terrace, an on-site manager, a hairdressing salon, guest suites, a library area, and laundry facilities. Sold with no forward chain, this property offers a peaceful retreat for those seeking a relaxing lifestyle.

Step outside to discover the beautifully maintained communal gardens, providing a peaceful sanctuary for residents to enjoy the outdoors. An allocated parking space ensures convenience for homeowners, rounding out the appeal of this charming retirement property.



#### **Entrance Hall**

Entrance door leading to entrance hall. Large double cupboard with clothes rail and storage space. Electric radiator. Emergency pull cord system.





### **Living / Dining Room**

15' 0" x 11' 0" (4.57m x 3.35m)

UPVC window and French Doors with Juliet balcony overlooking communal gardens, Riverside Park and The River Great Ouse. Feature electric fireplace with decorative surround. TV and telephone point. Electric radiator. Doors through to kitchen.

### **Kitchen**

9' 8" x 6' 4" (2.95m x 1.93m)

Refitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. Built in electric microwave combi oven and four ring hob with extractor fan over. Single bowl ceramic sink with tiled splash backs. Built in fridge/freezer and dishwasher. UPVC window to rear.

### **Bedroom One**

13' 0" x 9' 1" (3.96m x 2.77m)

UPVC window to side. Electric radiator. Built in wardrobe with clothes rail.

### **Bedroom Two**

11' 7" x 7' 5" (3.53m x 2.26m)

UPVC window to side. Fitted wardrobe with mirrored sliding doors.

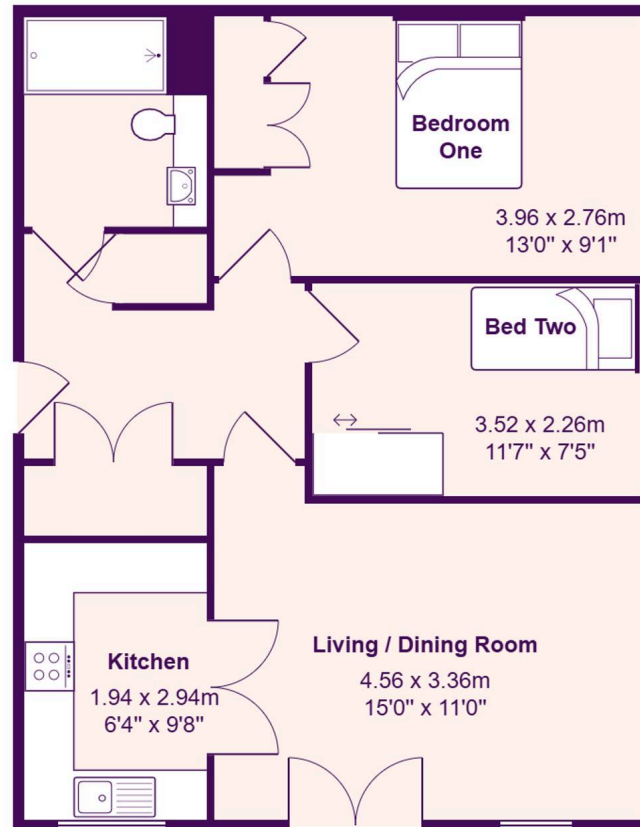
### **Shower Room**

Refitted three piece white suite comprising low level wc, wash hand basin with vanity unit. Fitted shower unit with glass screen. Heated towel rail. Extractor fan.

### **Communal Facilities**

Cavendish Court has many communal facilities for you to use whilst living there. They have a large communal lounge which has a conservatory with doors out onto an elevated terrace, which offers amazing views of the communal landscaped gardens, park and the Great Ouse. The development also has a resident manager, hairdressing salon, guest suites and library area. It also benefits from having Intercom entry, a 24-Hour alarm service, laundry service and a lift.





Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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