



Luke Street, Eynesbury - PE19 2TP

In Excess of £170,000



HARVEY  
ROBINSON

# 12 Luke Street

Eynesbury, St. Neots

Harvey Robinson estate agents in St Neots are excited to offer for sale this well presented ground floor maisonette, which offers an excellent opportunity for first time buyers, downsizers, or investors seeking a comfortable and modern home.

The property features a well proportioned lounge, with enough space for a dining table, making it ideal for relaxing or entertaining guests, a spacious double bedroom with built in storage, a contemporary kitchen fitted with integrated appliances, and a stylish, modern shower room.

Additional benefits include secure gated access, a private garage, and off road parking, providing both convenience and peace of mind. The property further includes a patio space to the rear. The maisonette is offered with a long lease and is situated within walking distance of St Neots town centre, offering easy access to local shops, cafes, and amenities. With its modern finish and practical layout, this maisonette is ready to move into and provides an appealing lifestyle choice in a sought after location.

Viewing is highly recommended to appreciate all that this property has to offer. Please contact the St Neots team on 01480 454040 option 2.

## LOCATION

Located a short distance from local amenities to include a Tesco superstore, primary and secondary schools, and a leisure centre including a gym and swimming pool, this would make an ideal purchase. Riverside Walks by the River Great Ouse and Countryside walks through Pocket Park are on your doorstep along with St Neots town centre being found just under 1 mile away with various shops, bars and restaurants to choose from. Cambridge City centre can be easily reached by bus or car just over 15 miles away, and the mainline train station on the outskirts of the town provides



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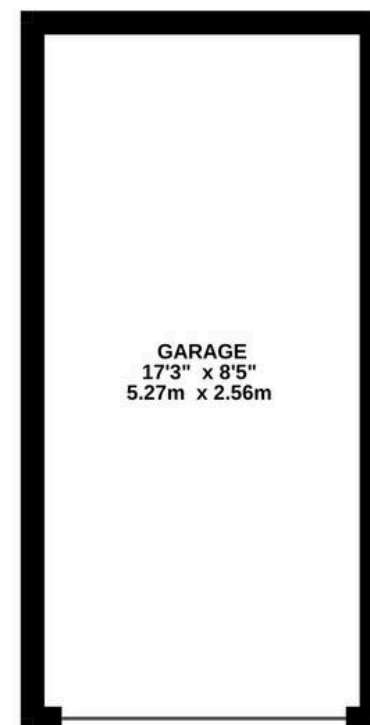
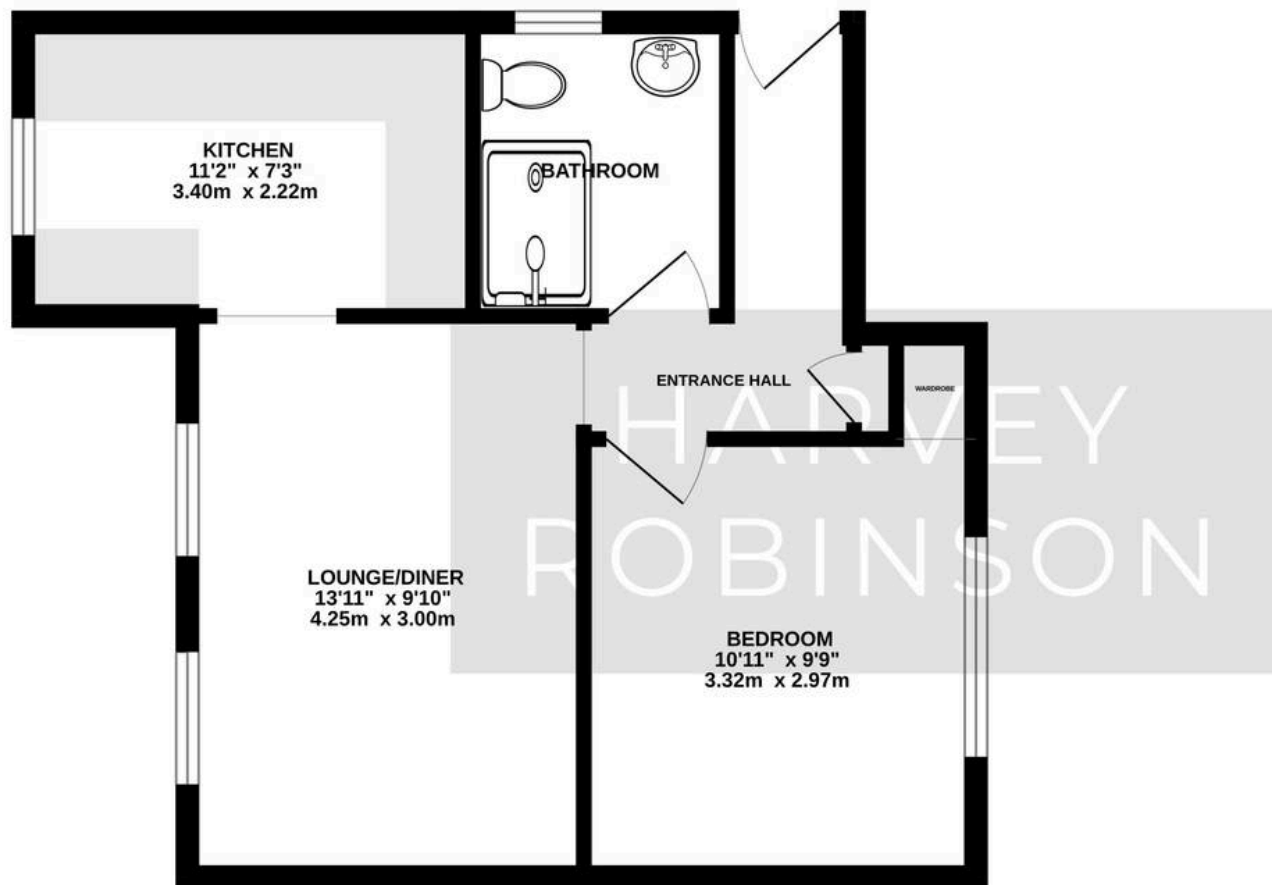
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GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

GARAGE  
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

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## FAQS

Postcode for SatNav: PE19 6TP

What3Words Location: ///lays.reckoned.ordeals

Tenure: Leasehold

Council Tax: Band A

EPC: C

Reason for move: Upsizing

### **Leasehold information:**

Lease Length: 950 years remaining out of 999 years

Service Charge: £750 Per Annum

Ground Rent: N/A

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability.

Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £18 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating