



Guide Price

£285,000

Mill Road

Buckden, PE19 5QS

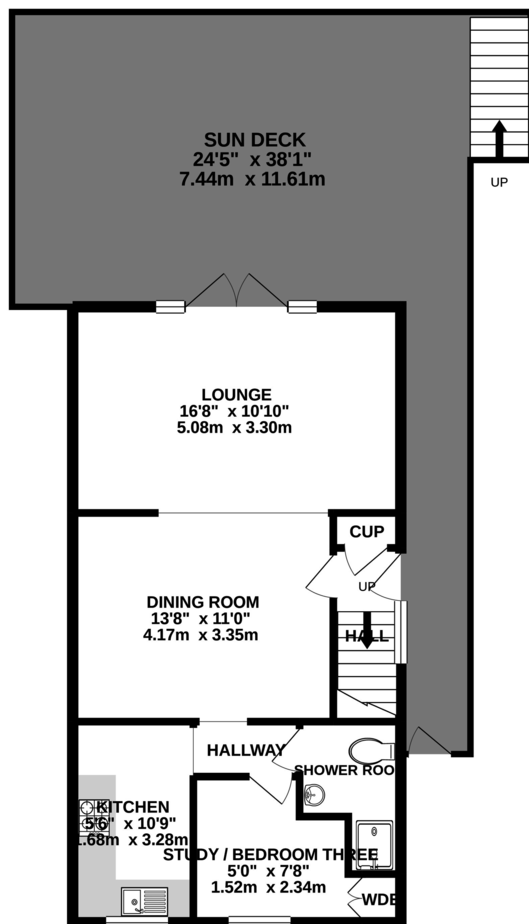
Harvey Robinson estate agents in St Neots are delighted to offer for sale with no onward chain this super-rare opportunity to purchase this beautifully presented waterside lodge nestled within the highly sought-after Buckden Marina. Boasting exceptional views from the rear decking, the accommodation in brief consists of an Entrance Hall, a Lounge with UPVC French-style doors opening out onto the rear Decking Area, a spacious Dining Room, a separate Kitchen, a Study/Bedroom Three - ideal for working from home, and a Shower Room to the Ground Floor. Two Double Bedrooms and a refitted Bathroom can be found occupying the First Floor. Outside, the lodge has an expansive West-facing raised timber decking area with steps leading down to a patio area by the waters' edge with plenty of storage spaces too. A floating pontoon provides moorings either side with shore power and light connected. Off road parking is conveniently located to the side of the lodge. Watersmead, within Buckden Marina is a private exclusive development of just 24 waterside lodges providing tranquil living for those that enjoy countryside walks coupled with ever-changing seasonal views across the Great River Ouse and picturesque Marina. Buckden village is serviced well with local convenience shops, takeaway outlets, hairdressers, butchers, and individual boutique shops to name a few. Two luxury hotels are located on the historic High Street, steeped in history, adjacent to Buckden Towers. Primary Schooling is also within the village, with a regular bus route for older children attending secondary schools in the area. Transport links are present with the A1 providing access North and South and for the commuter, mainline train stations giving easy access into London Kings Cross within the hour, are found at the neighbouring market towns of Huntingdon and St Neots. Viewings are essential to appreciate the accommodation on offer as well as the spectacular location and stunning views, with expertly accompanied viewings strictly arranged by contacting our St Neots estate agent offices.

3 
2 
2 

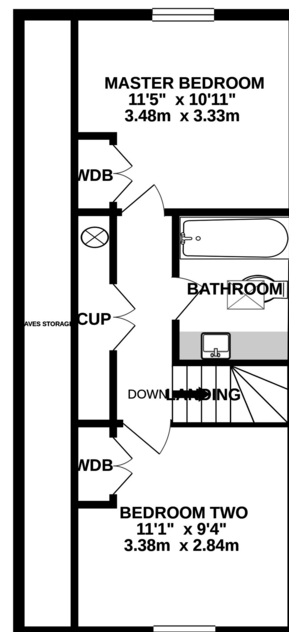




GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

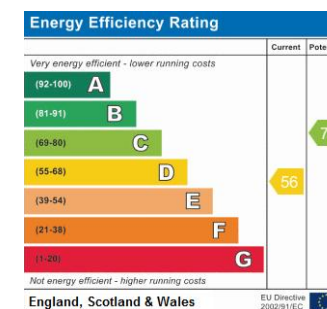


1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



FAQs

Tenure: Leasehold
Property Constructed: 1991
Council Tax Band: E
Lease length: 99 Years from new with 69 years remaining
Ground Rent: £2,561.16 per annum inclusive of VAT
Service Charge: £681.20 per annum
UPVC Doors and Windows: Installed 2021



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



OFFICE ADDRESS

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

CONTACT

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