



HARVEY ROBINSON

£350,000
Wren Walk
Eynesbury, PE19 2GE

PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to bring to the market this exceptional three-storey home. The property offers a luxurious riverside lifestyle with breathtaking views and direct access to a 30ft private boat mooring, perfect for boating enthusiasts or those seeking tranquil waterside living.





FAQs

Postcode for SatNav: PE19 2GE

What3Words Location: [//templates.hangs.describes](https://www.what3words.com/)

Council tax: D

How long have the owners lived here: 9 y years

Reason for selling: Retirement

Boiler: Installed 2023, serviced in 2024

Loft: Boarded

Lease information: The lease was 150 years from 1st January 2004.

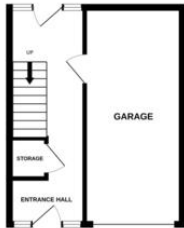
The management company is Warwick Estates. There are two sides of the development that charges apply to. One is Eynesbury Marina Management Company Limited (Responsible for the dy side) their charges in 2024 were £777.83

The other is Eynesbury Manor Management Company Limited (Responsible for the lake, moorings and walkway) their charges in 2024 were £436.80 this includes power and water for the mooring. The owners believe that the management committee are looking into extending the lease to a term of 999 years.

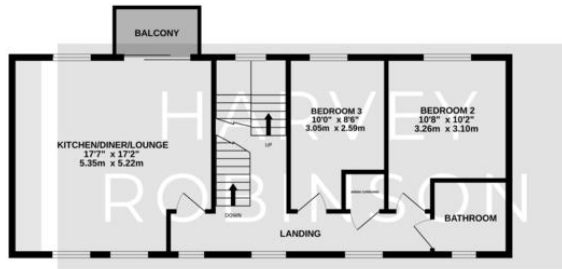
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

GROUND FLOOR
284 sq ft, (26.4 sq m.) approx.



1ST FLOOR
742 sq ft, (68.9 sq m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 sq.m.) approx.
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2ND FLOOR
463 sq ft, (42.8 sq m.) approx.



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