



HARVEY ROBINSON

£264,000

Bridgefoot

St Ives, PE27 5EP

- Penthouse Apartment
- Two Double Bedrooms
- Over 55's Development
- River Views

- Lift Available within the Block
- Off Road Parking
- Access to Guided Bus
- Refitted Kitchen



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale, with no forward chain, this rarely available penthouse apartment in the exclusive Bridgefoot development of St Ives. With uninterrupted river views and spacious accommodations, this over 55's apartment in brief consists of an entrance hall accessed via a communal corridor, a spacious lounge / dining room with doors leading to a private balcony, a refitted kitchen, two double bedrooms, one with built in storage and a spacious three piece bathroom. The property benefits from access to a communal garden overlooking the river and the south of the town centre as well as off road parking. With UPVC windows throughout as well as recently replaced heaters, the property is in 'move in ready' condition. Viewing is highly recommended and can be organised by contacting our St Ives office.



## LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. In St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.





## FAQ'S

Tenure: Leasehold

Postcode for SatNav: PE27 5EP

Lease length: 959 years remaining

Maintenance Charges: Approximately £780 per quarter including ground rent.

Sellers Onward Movements: No Chain

What3Words: verdict.envoy.stitch

UPVC Double Glazing: Throughout

EPC Rating: D

Council Tax Band: C



## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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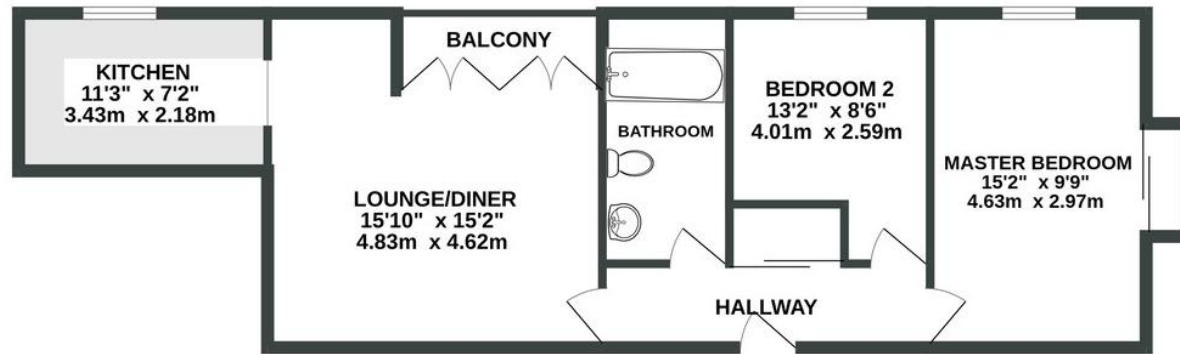
For independent whole of market mortgage advice please call the team to book your appointment.

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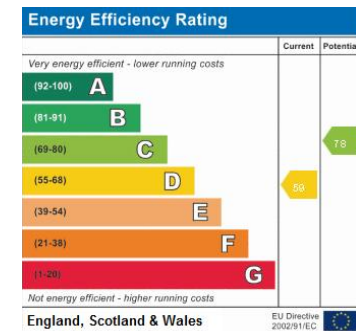




GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.  
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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

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