



HARVEY ROBINSON

£46,500

Hartford Marina

Wyton, PE28 2AA

- Two Bedroom Houseboat
- Open Plan Living Area
- Idyllic River Views
- Outside Decking Area

- Attached Mooring
- Secure Gated Complex
- Popular Location
- Well Presented Throughout

2 

1 

1 



PROPERTY SUMMARY

Harvey Robins Estate Agents in St Ives are pleased to offer for sale this rarely available two-bedroom houseboat within the ever-popular Hartford Marina complex. Located on the West Pontoon, the property enjoys beautiful views across the marina which hosts a vast selection of wildlife. The houseboat itself in brief comprises an open plan lounge, kitchen dining room, a single bedroom with added storage, shower room and a double bedroom benefitting from fitted wardrobes to the rear. The kitchen is fitted with ample storage and a cooker, whilst the lounge benefits from the addition of a gas fire and ample storage added by the current owner. Outside, there is storage to the rear of the property currently used as utility space or could be utilised for further storage. The decking has been replaced and provides a pleasant seating area to the front of the houseboat overlooking the water which is perfect for enjoying the surroundings, day or night. There is also a private mooring alongside the property, which is suitable for a narrow boat, cruiser or even a canoe. This property would make an excellent holiday home for anyone who enjoys boating or even a residential property for someone who just wants to enjoy a slower pace of life.



LOCATION AND AMENITIES

Located within the picturesque Hartford Marina development the property enjoys beautiful views across the marina and ample secure parking behind a gated access. Hartford Marina is on the Great River Ouse located approximately 20 miles away from Cambridge and a short distance to the two market towns of Huntingdon and St Ives. On-site facilities include a full chandlery, family restaurant/carvery, canoe-hire and a member's social club. The property is perfectly located as a holiday home and can be found just over a mile from Huntingdon station which provides a mainline route to central London in just over an hour. In the other direction, the guided bus can be found in nearby St Ives offering regular services to Cambridge in just over half an hour. The marina is centrally located between both Huntingdon and St Ives which offer an array of shops, restaurants, and leisure centres. For those who enjoy the outdoors, there are excellent walks that can be found nearby particularly along the Ouse Valley Way.

FAQ'S

Seller's Onward Movements: No Forward Chain, relocating for work

Current Owners Lived in Property: 2 years

What3Words Location: inflates.skis.trumpet

Property Built: 1996

Council Tax Band: A

Council Tax Cost: £1720 p/a

New shower appliances added, new decking, new toilet cistern.

The vendor informs us that there is a service charge/mooring fee of approximately £565 per month which includes water rates, bin collection, maintenance of the marina and pontoons and mooring for a boat adjacent to the Houseboat. There is a 15% discount for paying annually.

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.

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



