



HARVEY ROBINSON

Offers In Excess Of  
£145,000

Limes Park Road  
St. Ives, PE27 5NJ

- First Floor Apartment
- One Double Bedroom
- Open Plan Living Accommodation
- Refitted Family Bathroom

- Off Road Parking Provision
- Impressive Field Views
- Communal Garden Space
- Walking Distance to Guided Bus





## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer, for sale, this immaculately presented first floor flat in the popular 'Limes Park' development in St Ives. Constructed in 1985, this spacious one bedroom flat is available with vacant possession and no forward chain and would make an excellent first time buy or investment. Accessed via a secure and gated communal entrance, the property benefits from its own front door. The accommodation within, in brief, comprises one double bedroom, a fitted kitchen with electric oven and hob with ample additional appliance space, an open plan lounge diner and a refitted family bathroom. The property benefits from UPVC double glazing throughout, electric heaters and underfloor heating in the living area as well as impressive fields views to the rear. Outside, there are communal gardens that are enjoyed by a number of the residents of this quiet and well-established development. The property further benefits from an allocated parking space, ample visitor parking and access to a communal bin store and bike rack. The property is well presented throughout and must be viewed to be appreciated. Properties of this calibre do not last on the market for long so please do not hesitate to contact our St Ives office to arrange your viewing.



## 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 & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 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.









## FAQ'S

Tenure: Leasehold

Post Code for SatNav: PE27 5NJ

What3Words Location: sprawls.scooters.paddlers

Current Owners Purchased Property: 11 Years Ago

Seller's Onward Movements: No Forward Chain

Property Constructed: 1985

Council Tax Band: B

EPC Rating: D

Lease Length Remaining: 85 Years

Management Company: First Port

Maintenance Charge: £1070 per annum reviewed annually

Maintenance Charge Covers: Communal gardens, lighting and the maintenance of the exterior of the building and all communal areas.

Ground Rent: £160 per annum, reviewed annually

Ground Rent Paid To: E&M Ltd

Water Meter: Yes

Loft: Part-Boarded

## 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.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

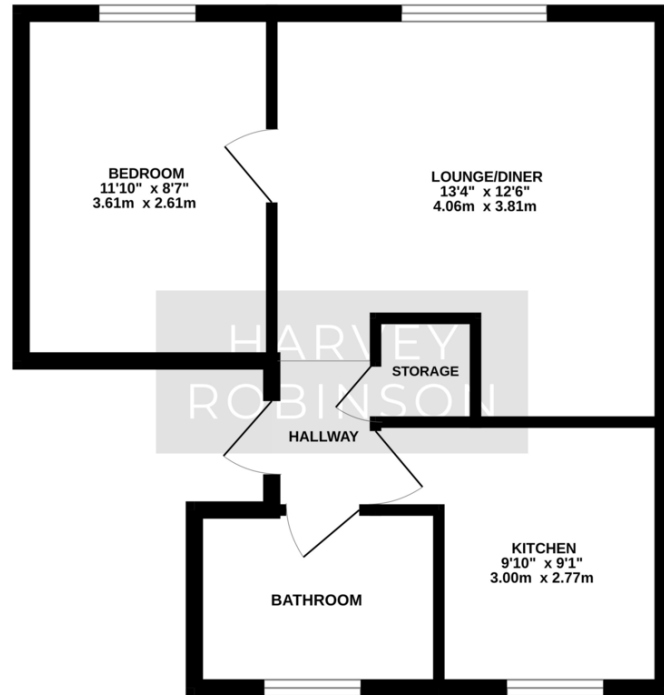
British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.5 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 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

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**OFFICE ADDRESS**

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

**CONTACT**

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