



HARVEY ROBINSON

50% Shared Ownership
£120,000
Gardener Crescent
Fenstanton, PE28 9PN

- Generously Proportioned Coach House
- Two Double Bedrooms
- 50% Share Available
- Well Presented Three Piece Bathroom

- Open Plan Living Area
- Gas Central Heating and Hob
- Own Front Door
- Dual Aspect Lounge Diner

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are thrilled to present For Sale this rarely available coach house located on a popular modern development in the beloved village of Fenstanton. This property is available at a 50% share and would be perfect for a first time buyer. This property boasts its own private entrance and front door which leads to the living place which is spread across the first floor. This property offers a spacious dual aspect lounge diner which opens to the modern kitchen finished with glossy white cabinets and integrated appliances. This home has a separate landing space, which leads to two generous double bedrooms and a bathroom fitted with a white three piece suite. This property has a spacious car port with outside storage, perfect for holding a bicycle and other necessities. Interest in this beautiful property is expected to be high, so to avoid disappointment contact the St Ives office to arrange a viewing and beat the crowds.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, dentist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Leasehold

Lease: 144 of 150 Years Left

Housing Association: Cambridge Housing Society

Management Company: Cambridge Housing Society

Management Charge: £48.41 per month - Covers property insurance

Rent Charge on additional 50%: £354.66. Reviewed annually

Post Code for SatNav: PE28 9PN

What3Words Location: [///clues.blizzard.commutes](https://www.what3words.com/#!/clues/blizzard/commutes)

Property Built: November 2029

Owned Since: August 2021

Seller's Onward Movements: Upsizing locally

EPC Rating: B

Council Tax Band: B

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Primary School Catchment: Fenstanton Primary

Secondary School Catchment: Swavesey Village College Secondary

Conservation Area: No

Water Meter: Yes

Boiler Installed: 2019. Last serviced Dec 24

Loft: Not Boarded

UPVC Windows: 2019

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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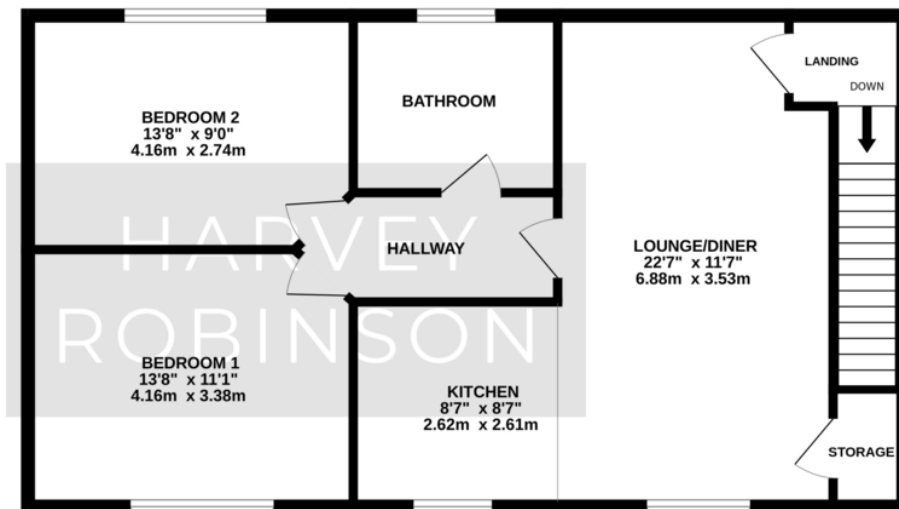
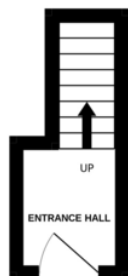
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating



GROUND FLOOR
40 sq ft. (3.7 sq.m.) approx.

1ST FLOOR
757 sq ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	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

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