



HARVEY ROBINSON

£240,000
New Road
St. Ives, PE27 5DZ

- First Floor Apartment
- Two Generous Bedrooms
- Spacious Open Plan Kitchen and Living Area
- Well Presented Throughout

- Town Centre Location
- Perfect for First Time Buyers and Investors
- Allocated Off Road Parking
- Modern Building

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this spacious and stylish two-bedroom first floor apartment in the market town of St Ives. An ideal first-time buy, downsize, or investment, this property provides a rare opportunity to enjoy town centre living with the added benefit of private parking. Accessed via a secure communal entrance, the apartment opens into a generous open plan living space, combining the lounge, kitchen, and dining area. The kitchen itself is complete with ample cupboard and worktop space and comes fully fitted with integrated appliances. The property boasts two spacious double bedrooms, offering plenty of light and space for freestanding furniture and storage. The contemporary shower room features a large walk-in shower, neutral tiling, and modern fixtures and fittings. To the rear of the building, the flat benefits from one allocated parking space. Viewing of this home is highly recommended to truly appreciate.



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 as well as the nearest guided bus stop. 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. A popular primary school can also be found within a few minutes' walk of the property.





FAQS

Tenure: Leasehold

Property Constructed: 2020

Post Code for SatNav: PE27 5DZ

What3Words Location: ///originals.local.dogs

Council Tax Band: B

EPC: B

Conservation Area: No

Lease Length Remaining: 996 years

Management Company: Abbeystone Management Ltd

Maintenance Charge: £1,080 per annum

Review Period: Reviewed Annually by Calendar Year

Ground Rent: None

Current Owners Purchased Property: 3 years ago

Seller's Onward Movements: Downsizing

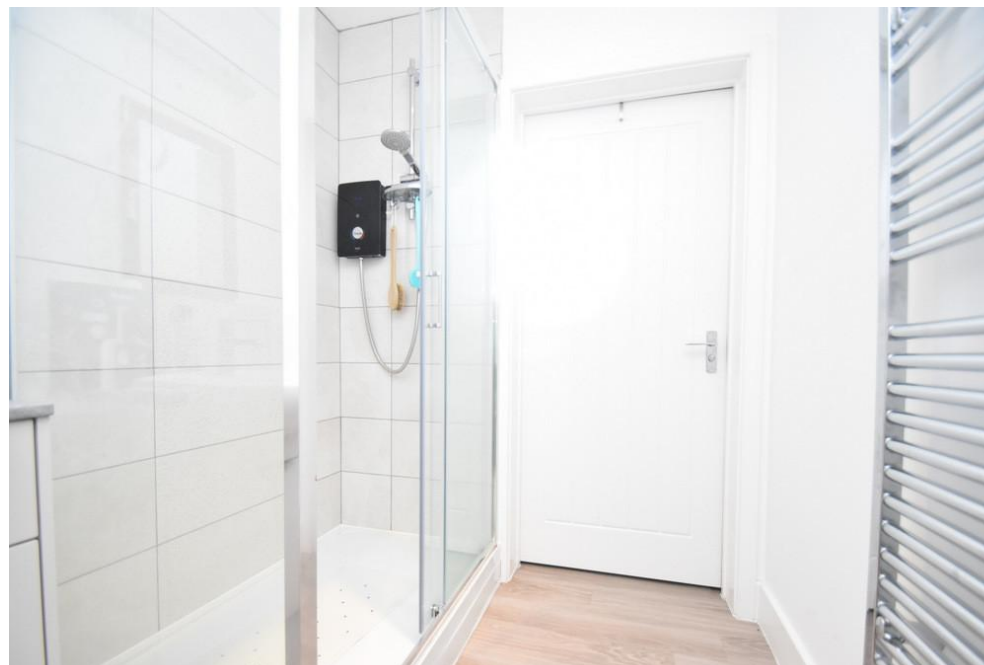
School Catchment Area: Westfield Junior School and St Ivo Secondary

Water Meter: Yes, to the front of the building

Heating: Electric Heating

Loft: No loft available

Allocated Parking: To the rear of the Building



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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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

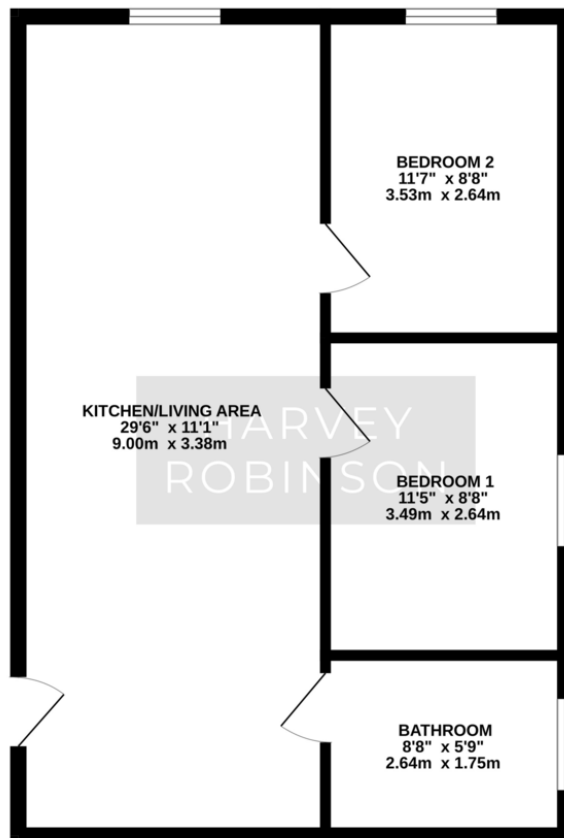
British Property Awards 2023 & 2024 – Gold Winner

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

4.9 Star Google Review Rating



GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.
Made with Metroplex ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 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

HARVEY ROBINSON

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