



Hartford Marina Banks End, Wyton
£80,000



HARVEY
ROBINSON

- Tranquil Riverside Location
- Two Bedrooms
- House Boat
- Private Mooring
- Panoramic Views
- Large Roof Terrace
- Open Plan Living Accommodation
- Forward Deck Area
- Viewing Highly Recommended
- No Onward Chain

FAQS

Postcode for SatNav: PE28 2AA

What3Words Location: defenders.investor.blurts

Seller's Onward Movements: No chain

Current Owners Lived in Property: Since 2019

Council Tax Band: (none - has holiday home status, but would have if you applied for permanent residency)

Boiler Installed: TBC

The vendor informs us that there is a service charge/mooring fee of approximately £800 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.

Please note you are unable to rent the Houseboat.

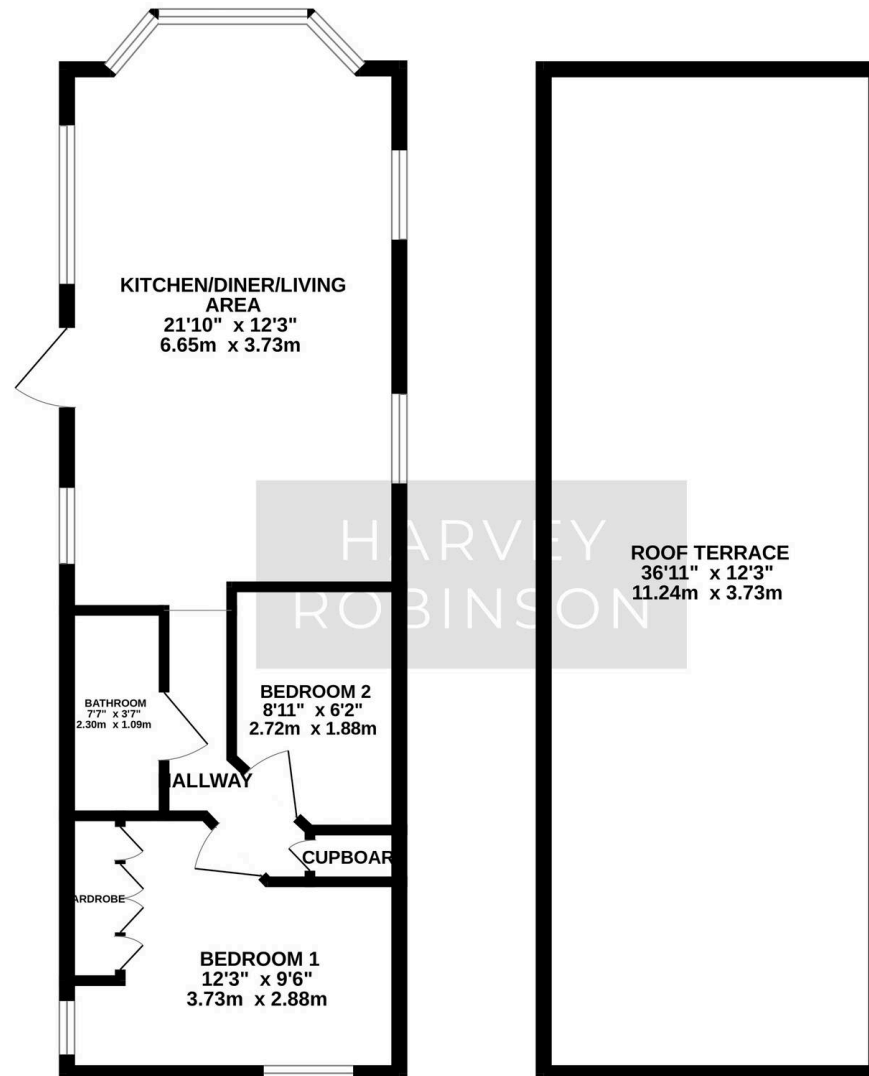


PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this well-presented houseboat, situated on the East Pontoon at Hartford Marina. Enjoying amazing panoramic river views, the property occupies a well-positioned spot within the marina and benefits from both a forward timber deck area and a large roof terrace above. The property in brief consists of an open plan living area incorporating the refitted kitchen, dining space and lounge. The kitchen has been refitted in a contemporary style, while the main bedroom benefits from ample storage provided by a range of fitted wardrobes. Completing the living space, there is a second bedroom which would also make a lovely study/hobby room, also benefiting from excellent views. There is a shower room and an airing cupboard housing the gas central heating boiler. This houseboat enjoys one of the best positions on the marina to take advantage of the stunning views of birds, wildlife and some fabulous sunsets. There is ample residents parking available which can be found behind a gated, secure access. This property would make an excellent second home or holiday home. Subject to successful application neighbouring houseboats have been granted a residential option for those who enjoy a slower pace of life. Viewing is highly recommended and can be organised by contacting our St Ives office.



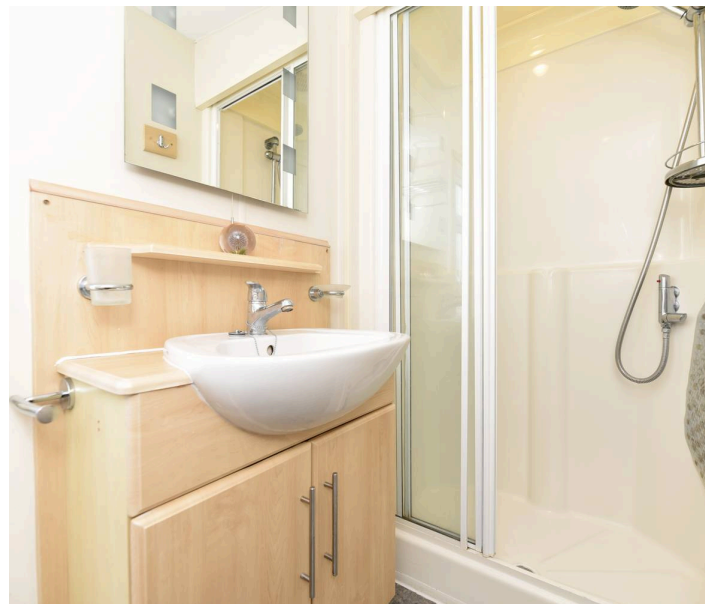
GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.





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 members social club. The property is perfectly located as a holiday home and can be found approximately 3 miles 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.





GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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

Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating



HARVEY
ROBINSON



Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/



These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.