



Chequers Close, Fenstanton  
£210,000



HARVEY  
ROBINSON

- First Floor Apartment
- Two Generous Bedrooms
- Kitchen and Lounge Diner
- Well Presented Throughout
- Private Rear Garden
- External Storage
- Ideal For First Time Buyers
- Sought After Village Location
- Excellent Transport Links
- Viewing Highly Recommended

#### FAQ's

Tenure: Leasehold

Property Constructed: 1970-1990

Postcode for SatNav: PE28 9QY

What3Words Location: [///knocking.firebird.texted](https://www.what3words.com/#!/knocking.firebird.texted)

Council Tax Band: A

EPC: TBC

Conservation Area: No

Lease Length Remaining: 87 Years

Management Company: Places for People Group Ltd

Maintenance Charge: £844.86 p/a

Review Period: Annually

Ground Rent: £10 p/a, paid to RMG

Review Period: Unknown

Current Owners Purchased Property: 2022

Seller's Onward Movements: No Forward Chain

Primary School Catchment: Fenstanton and Hilton Primary School

Secondary School Catchment: Swavesey Village College

Water Meter: Yes

Boiler Age: 25 Years

Boiler Service: September 2025

Allocated Parking: None

Loft: Partially boarded

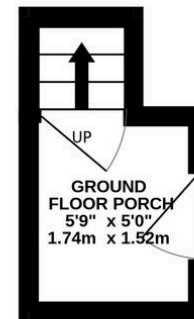
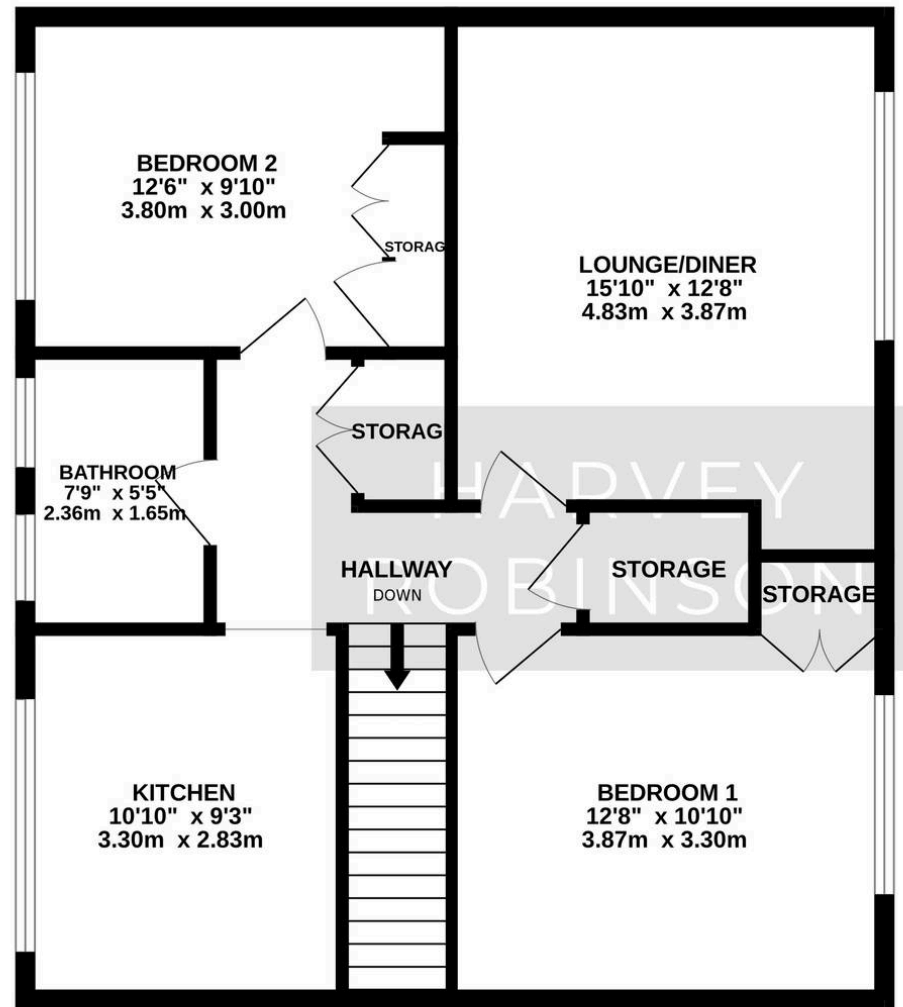


## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this well presented first floor maisonette, offering a fantastic opportunity for first time buyers or those seeking a comfortable, low maintenance home in a sought after village location. The property comprises two generous bedrooms, both offering ample space for furnishings and storage. The kitchen is thoughtfully designed with a range of fitted units and modern appliances, and the bright lounge diner provides an inviting space for relaxation or entertaining. Neutral décor and quality finishes feature throughout, creating a stylish and welcoming atmosphere. Additional benefits include gas central heating, double glazing, and external storage, providing practical solutions for every-day living. With excellent transport links nearby, commuting to surrounding towns and cities is convenient, making this property ideal for professionals and families alike. The maisonette boasts a private rear garden, a rare feature for properties of this type, offering a secluded area for outdoor dining, gardening, or simply unwinding in the fresh air. The garden is well maintained and enclosed, ensuring a safe and peaceful environment for children and pets. There is also a useful external storage area, perfect for bicycles, gardening equipment, or seasonal items. Residents benefit from well kept communal areas and ample on street parking is available for both residents and visitors. The property is situated within easy reach of local amenities, including shops, schools, and leisure facilities, as well as attractive countryside walks. This combination of private outdoor space and a convenient village setting makes the maisonette a truly appealing choice for buyers seeking both comfort and lifestyle. Viewings of this rarely-available property are essential to truly appreciate the space on offer, and can be arranged via the St Ives office.



FIRST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.





## 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, post office and primary school, with The Crown and Pipes serving as the main pub in the village. The White Swan pub in Conington 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.





## 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.

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British Property Awards 2023 & 2024 - Gold Winner

4.9 Star Google Review Rating

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## Harvey Robinson St Ives

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