

A photograph of a modern, green modular house built on a boat deck. The house has a dark grey roof and two windows. A metal railing runs along the deck. In the background, there is a body of water, trees, and a clear blue sky. The house is surrounded by lush greenery and tall grasses.

HARVEY ROBINSON

Offers In Excess Of  
**£165,000**  
Banks End  
Wyton, PE28 2AA



- The Perfect Waterside Retreat In The Hartford Marina
- Two Bedroom Lodge
- Open Plan Kitchen and Lounge Diner
- Immaculately Presented Throughout

- South Facing Turfed Decking Area
- Panoramic Marina Views
- No Forward Chain
- Off Road Parking



## PROPERTY SUMMARY

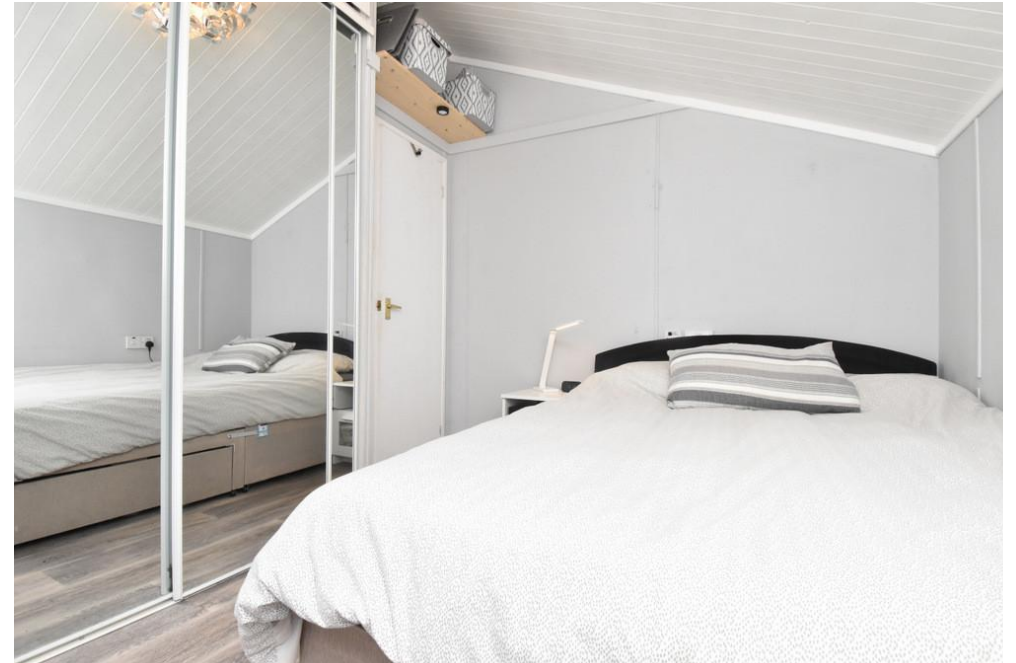
Harvey Robinson Estate Agents in St Ives are delighted to present for sale this modern lodge located in the ever popular Hart ford Marina complex. This waterside lodge is located right at the edge of the marina and is the first of a number of neighbouring properties. This property offers a retreat, a place to escape from the hustle and bussle of daily life and creates a lifestyle that is incomparable making it a perfect holiday home or downsize. This stunning lodge in brief comprises two generous bedrooms, a family bathroom and an open-plan kitchen/ lounge dining area. To the rear of the property, the turfed decking area is enhanced by the beautiful panoramic views of the marina. This outdoor space is south-facing which makes it a perfect area to enjoy the warmer months with family and friends in this idyllic location. This property offers ample off road parking to the front and a separate 42" mooring on the water. This lodge would make a perfect home away from home that could be used for holidays all throughout the year. Interest is expected to be high, so to arrange a viewing on this rarely available property, contact the St Ives office.





## LOCATION AND AMENITIES

Located within the picturesque Hartford Marina development the property enjoys beautiful views across the marina. 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 just over a mile 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.









## FAQ'S

Postcode for SatNav: PE28 2AA

What3Words Location: ///appointed.awake.splints

Rear Garden Aspect: South

Seller's Onward Movements: No Forward Chain

Council Tax Band: B

Council Tax Cost: £1525.13 p/a

Property Constructed: 2002

Boiler Installed: 2021

Owned Since: 2018

Ting Dene 2024 Mooring & Service Charge: £675 per month. The seller advises us that there is a discount when paid annually, making the annual fee £7700. There is a one year mooring agreement which is renewed annually

There is a mooring available to the side of the property.



## 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. Please note that some of the photography has been provided by the seller.

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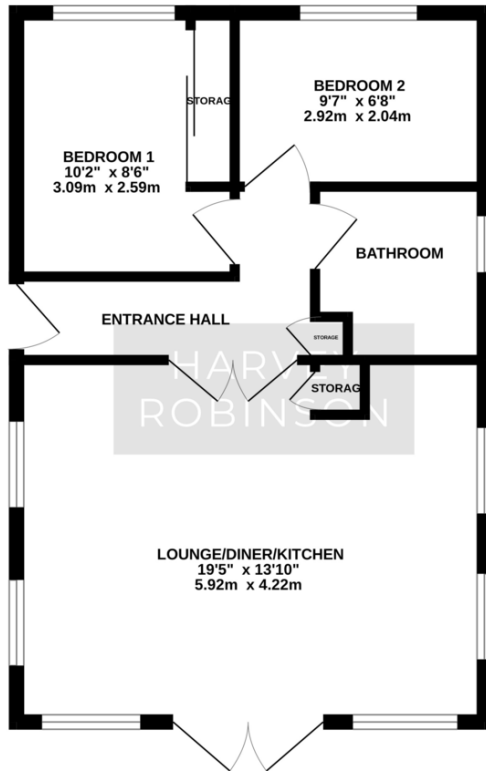








GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 sq.m.) approx.  
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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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