

A three-story brick building with a sign that reads "HEMINGFORD LODGE" and a price tag of "Offers in excess of £240,000". The building is made of light-colored brick and has several windows. It is surrounded by a low brick wall and greenery. The sky is blue with some clouds.

HARVEY ROBINSON

Offers In Excess Of
£240,000

Hemingford Lodge
London Road, PE27 5EU

- Top Floor Split Level Apartment
- Two Double Bedrooms
- Ensuite to Master
- Refitted Bathroom with Utility Space

- Open Plan Living Accommodation
- Well-Presented Throughout
- Sought After Location
- Two Allocated Parking Spaces



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this well-presented, split level apartment within the sought after 'Hemingford Lodge' development. Constructed in 2010 and arranged over two floors, this 'executive-style' property in brief comprises a refitted family bathroom with utility space within and a double bedroom (currently used as a further reception room) on the first floor, both accessed from a spacious and airy central hallway. Upstairs, there is a further double bedroom with a refurbished ensuite shower room and a generous open plan kitchen / dining / living space. This triple aspect room is flooded with light and incorporates an integrated oven, hob and gas central heating boiler. Accessed via the master bedroom, the property benefits from a recently refurbished roof terrace providing much sought after outside space in this central location. To the front of the development, there are two allocated parking spaces as well as ample visitor parking available. There is also pleasant green spaces surrounding the property which are for the use of the residents of the development. This property would be an excellent first time buy or investment and due to the condition, must be viewed to be appreciated. Viewing of this rarely available, unique property is highly recommended and can be organised by contacting our St Ives office.



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, a mix of property types, and great local amenities to name just a few. The centre of St Ives is within walking distance and is approximately a mile away via the fields. In St Ives you will find plenty of shops including Waitrose along with some great independent stores and cafes which offer excellent coffee and brunch options within walking distance. For those that love the outdoors, there are excellent walks and cycle routes along the river Great Ouse and Thicket that are easily accessible from the property. The pubs are also highly rated by residents and you'll find plenty of great restaurants in the area. Within a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants and two gyms within 5 minutes of the property. In the other direction, Huntingdon is just as easily accessible and offers a wealth of amenities including supermarkets, restaurants and a cinema. One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just a stones throw from the property and provides easy access into the centre of Cambridge in approximately 30 minutes. In addition the St. Ives Park & Ride terminal is only a five-minute walk away. This provides access to Cambridge in under an hour and is one of the many draws to this historic market town. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to central London, which takes just over an hour. Primary and secondary schools can also be found within a short walk of the property.





FAQ'S

Tenure: Leasehold

Post Code for SatNav: PE27 5EU

What3Words Location: square.moods.mysteries

Length of Lease Remaining: 109 years remaining

Management Company: Rushbrook and Rathbone LTD

Ground Rent (per annum): £250.00

Maintenance Charge (per annum): £1801.42

Included in the Service Charge: Interior and Exterior Decoration and Cleaning of

Communal Areas as well as Gardening

Council Tax Band: B

Property Constructed: 2010

EPC Rating: B

Current Owner's Purchased Property: 2018

Seller's Onward Movement: Upsizing Locally

School Catchment Areas: Hemingford Primary and St Ivo Secondary

This property benefits from two allocated parking spaces which are numbered and can be found to the rear of the car park

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.

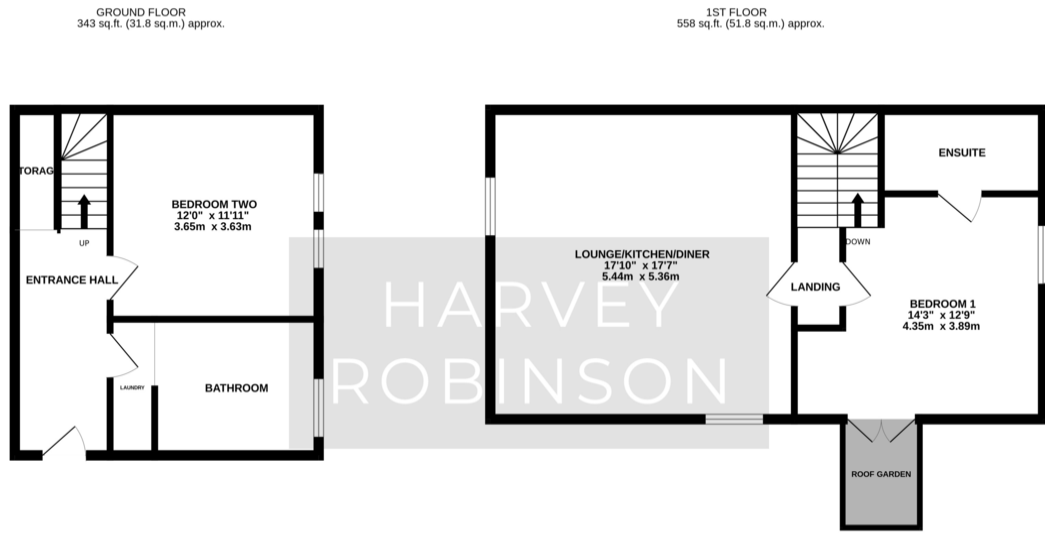
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For independent whole of market mortgage advice please call the team to book your appointment.

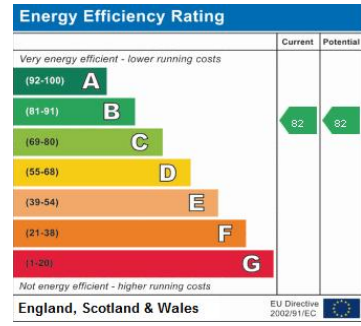
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TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

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