



HARVEY ROBINSON

£275,000

Darwood Court

St. Ives, PE27 5WQ



- Three Bedroom Maisonette
- 900 Sqft of Accommodation
- Set Over Two Floors
- Kitchen/Dining Room

- Town Centre Location
- Access To Guided Busway
- Communal Gardens and Parking
- No Onward Chain



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this rarely available three-bedroom maisonette located in the heart of St Ives. Located on Darwood Court, this property is within walking distance to the St Ives town centre and is surrounded by local amenities. This property is set across two floors with its own private entrance on the ground floor. The first floor of this property offers a spacious hallway, a large open-planned kitchen dining room and a separate lounge. There are stairs leading to the second floor which is where you can find three spacious bedrooms, with the main bedroom benefitting from built-in wardrobes, as well as a family bathroom which has been fitted with a white three-piece suite on this floor. This property boasts communal gardens and off-road parking which is rare to find in a prime town-centre location such as this. This property offers an impressive 900sqft of accommodation and would make a perfect family home or one for anyone who needs to commute into Cambridge city centre with ease. This property needs to be seen to be truly appreciated, and viewings can be arranged by contacting the 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, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. 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.







## FAQ'S

Tenure: Leasehold

Lease Length: 999 years

Lease Length Remaining: Circa 955 years

Management Company: Darwoods Pond (St Ives) Management Company Limited  
Management Charge Cost inclusive of ground rent: £950 per annum paid in two instalments

Review Period: Reviewed annually

Post Code for SatNav: PE27 5WQ

What3Words Location: zapped.wonderfully.excusing

Owned Since: 2006

Vendors Onward Movements: No Forward Chain

Council Tax Band: C

EPC: C

Boiler Age: 2009 and serviced in 2024

UPVC Windows: 2009

Primary School Catchment: Westfield Junior School

Secondary School Catchment: St Ivo

Water Meter: Yes



## 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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4.9 Star Google Review Rating



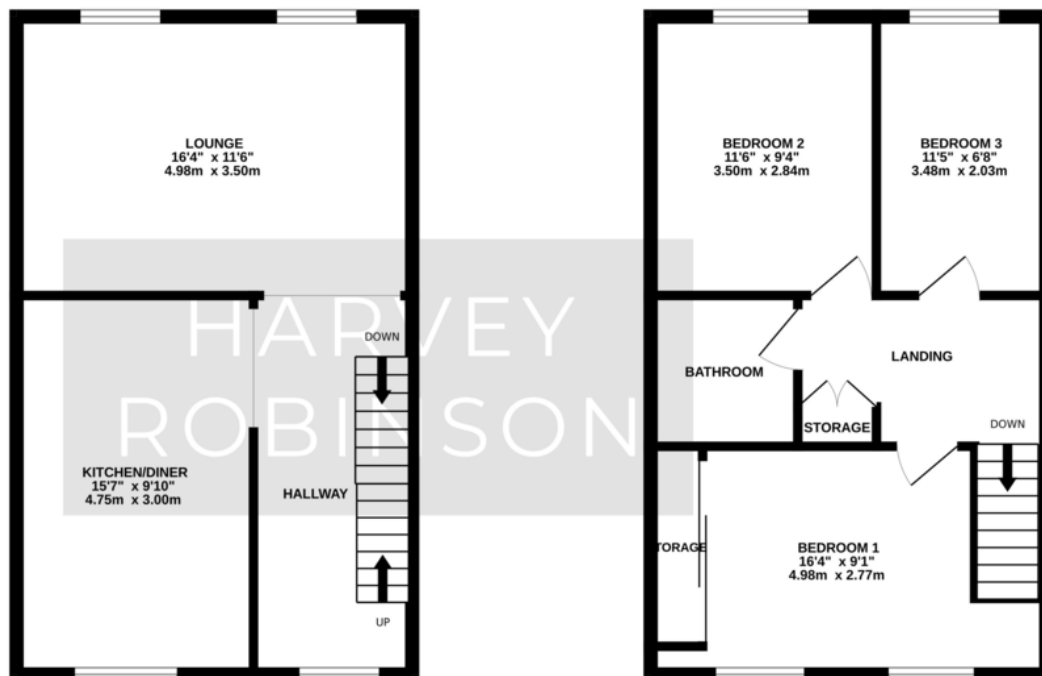
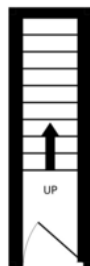




GROUND FLOOR  
29 sq. ft. (2.7 sq.m.) approx.

1ST FLOOR  
442 sq. ft. (41.1 sq.m.) approx.

2ND FLOOR  
442 sq. ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 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

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### OFFICE ADDRESS

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