



HARVEY ROBINSON

£60,000

West Pontoon

Hartford Marina, PE28 2AA



- One Bedroom Houseboat
- Refitted Shower Room
- Double Bedroom
- Open Plan Living Area

- Impressive River Views
- Attached Mooring
- Outside Decking Area
- Holiday Home Potential



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer for sale this one-bedroom houseboat within the ever-popular Hartford Marina complex. Located on the West Pontoon, the property enjoys unrivalled and uninterrupted views across the marina which hosts a vast selection of wildlife. The houseboat itself in brief comprises an open plan lounge, kitchen dining room, a refitted shower room and a double bedroom to the rear. The kitchen is fitted with ample storage and houses the hot water boiler, a freestanding oven and fridge whilst the lounge has space and availability for a wood burner to be fitted. Outside, there is storage surrounding the property for outdoor equipment as well as a timber shed and to the front. There is a pleasant area of decking overlooking the water which is perfect for enjoying the surroundings. There is also a private mooring alongside the property, which is suitable for a narrow boat, cruiser or even a canoe. This property would make an excellent holiday home for anyone who enjoys boating or even a residential property for someone who just wants to enjoy a slower pace of life. Viewing of this property is highly recommended and can be organised by contacting our St Ives office.





## 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 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

**Seller's Onward Movements:** No Forward Chain

The vendor informs us that there is a service charge/mooring fee of approximately £565 per month which includes water rates, bin collection, maintenance of the marina and pontoons and mooring for a boat adjacent to the Houseboat. This has been paid in advance until June 2024 and includes a 15% discount for paying annually.

**Current Owners Lived in Property:** 3 years

**What3Words Location:** inflates.skis.trumpet

Furniture and White Goods are available by separate negotiation.

## 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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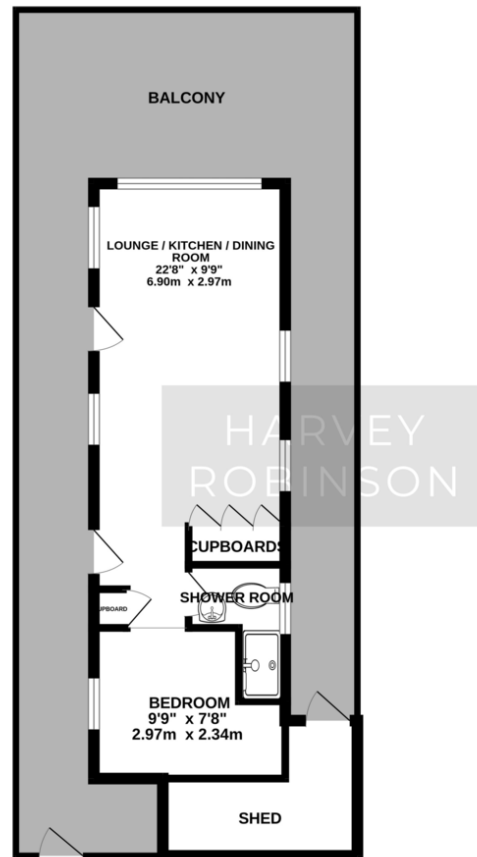
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GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 345 sq.ft. (32.1 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

### OFFICE ADDRESS

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

### CONTACT

01480 454040  
stives@harveyrobinson.co.uk  
www.harveyrobinson.co.uk