



HARVEY ROBINSON

£195,000
Knights Way
St. Ives, PE27 6TB

- Second Floor Executive Apartment
- Constructed in 2020
- One Double Bedroom
- Open Plan Living Accomodation

- Allocated Off Road Parking
- Communal Bike Store
- Gas Central Heating
- Immaculately Presented Throughout



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are excited to bring to the market this spacious and well-presented second floor apartment in the heart of St Ives. Constructed in 2020, the property is situated at the end of the development and offers a central location with excellent access to amenities and transport routes, whilst maintaining a quiet, tranquil feel. The spacious accommodation in brief consists of an entrance hall leading to a dual aspect, open-plan lounge / kitchen / dining room that is the heart of the home. The kitchen benefits from a number of integrated appliances including a fridge freezer, electric oven, gas hob, dishwasher and washing machine that will all remain in the property. Completing the living accommodation, there is a well-presented bathroom which is fitted in a three-piece suite and offers a large storage cupboard housing the gas central heating boiler, and a generous double bedroom. Outside, there is a communal entrance hall and stairway which is gated and secure leading to the apartment front door. There is a pleasant area of greenery to the front of the block, whilst an allocated off-road parking space can be found to the rear. There is also ample visitors parking available both on and off road, perfect for visitors. Additionally, there is a secure, covered bike store available for residents providing even more valuable storage space. This property would make an excellent first time buy or investment due to its immaculate presentation and must be viewed to be appreciated. Do not hesitate to contact our St Ives office to organise your viewing.



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. 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 couple of miles 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 drive away and there is a guided bus stop on Houghton Road which is a stones throw from the property. 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

Property Constructed: 2020

Post Code for SatNav: PE27 6TB

What3Words Location: binders.resonates.songs

Council Tax Band: B

EPC: B

Conservation Area: No

Lease Length Remaining: 993 years

Management Company: Hegarty's

Maintenance Charge: £1546.28 per annum

Review Period: Reviewed Annually by Calendar Year

Ground Rent: £180.99 per annum

Review Period: First review 31st December 2034 and then 15 years after

Current Owners Purchased Property: From New

Seller's Onward Movements: Upsizing Locally

School Catchment Area: Thorndown Primary and St Ivo Secondary

Water Meter: Yes

Boiler Installed: 2020

Boiler Last Serviced: 6th July 2024

Loft: Available but not boarded

Allocated Parking: To the rear of the Building

Bike Storage: Shared lockable space to the rear of the Building.

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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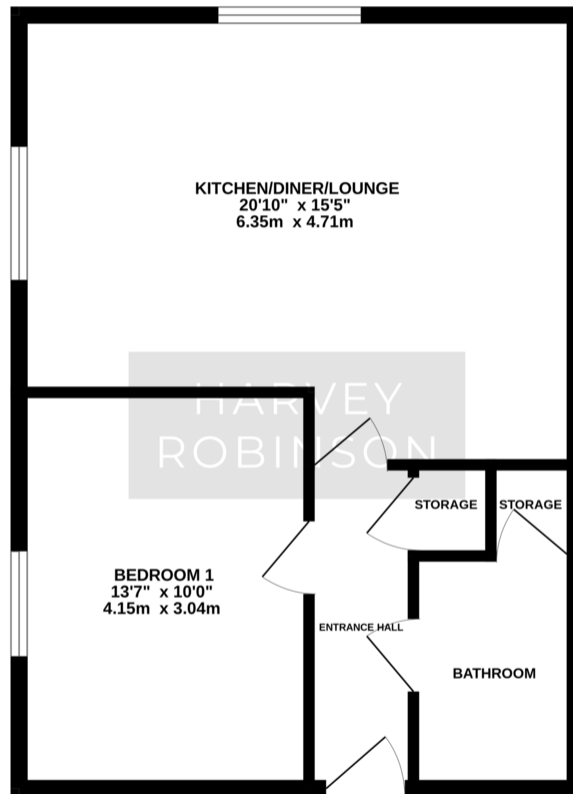
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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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