



HARVEY ROBINSON

Offers In Excess Of
£210,000
High Street
Earith, PE28 3PP

- Two Bedroom Ground Floor Apartment
- Sought After Village Location
- Riverside Views
- No Forward Chain

- Ideal First Time Buy or Investment
- Well Presented Throughout
- French Doors to the Communal Gardens
- Share of Freehold

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are proud to present to the market this two bedroom ground floor apartment in the highly sought after village of Earith. Offered with a Share of Freehold and a private mooring, this property is set back from the road, with a communal rear garden and spectacular views over the river making this a fantastic first-time buy, downsize or investor opportunity. This home comprises in brief an entrance hallway, leading into the bright and spacious second bedroom, kitchen complete with ample cupboard and worktop space, the living room comes complete with French doors out to the communal rear garden and access to the riverfront, the main bedroom features a modernised en-suite bathroom, built in storage and a main bathroom complete with three piece suite. Externally the property offers allocated parking and further visitor parking on a first come, first serve basis. Viewing is highly recommended to truly appreciate the property.



LOCATION AND AMENITIES

Earith, a historic village due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office/shop, a takeaway, a popular Crossfit gym, allotments, and a Taproom hosted by Papworth Brewery which serves woodfired pizza and regularly hosts events. There is also the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few.

Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





FAQS

Tenure: Share of Freehold

Post Code for SatNav: PE28 3PP

What3Words Location: ///savings.reviewed.bookshelf

Council Tax Band: D

EPC: D

Conservation Area: No

Lease Length Remaining: 91 years of 125 years

Management Company: Duncan House Management Company LTD

Maintenance Charge: £900pa (£225 per quarter)

Current Owners Purchased Property: 6 years ago

Seller's Onward Movements: No forward chain

Water Meter: Yes

Boiler Installed: Unknown

Allocated Parking: One Space

Mooring - One Mooring Included



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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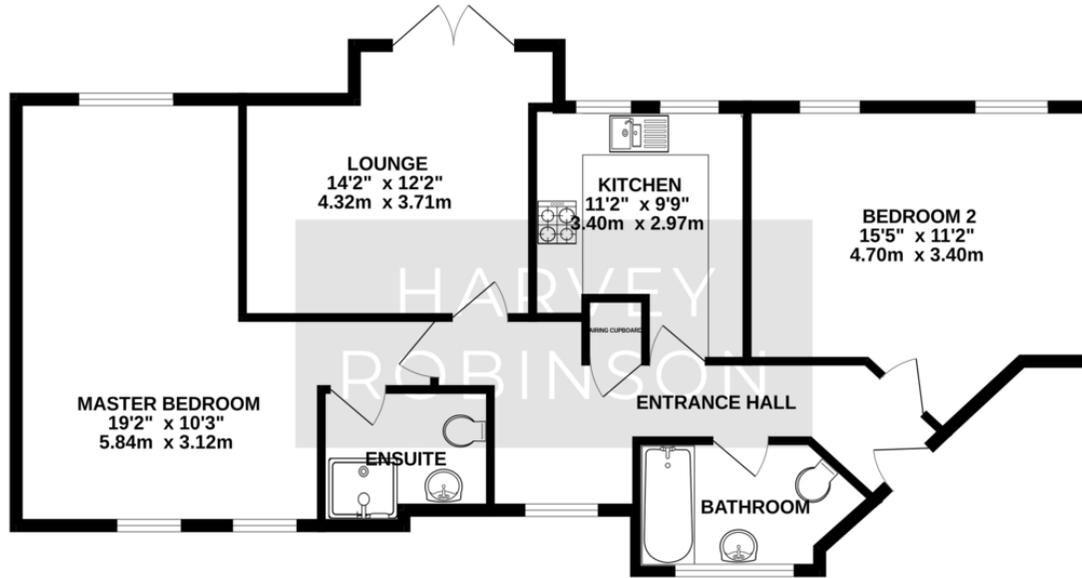
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GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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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