

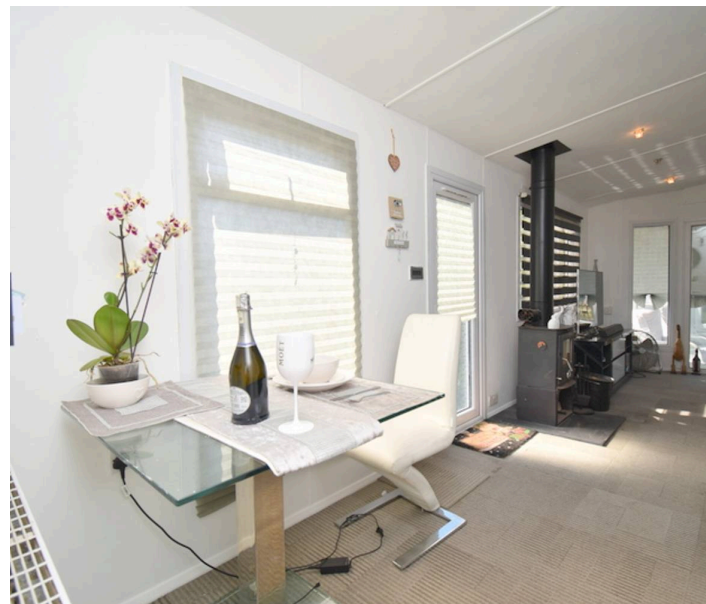


Houseboat 13, Hartford Marina Banks End  
£68,500



## Hartford Marina Banks End, Huntingdon

- Panoramic Views
- Private Mooring
- House Boat
- Two Bedrooms
- Open Plan Living  
Accommodation
- Conservatory
- Viewing Highly Recommended
- Refitted Shower Room
- 38ft Roof Terrace
- Tranquil Riverside Location





## PROPERTY SUMMARY

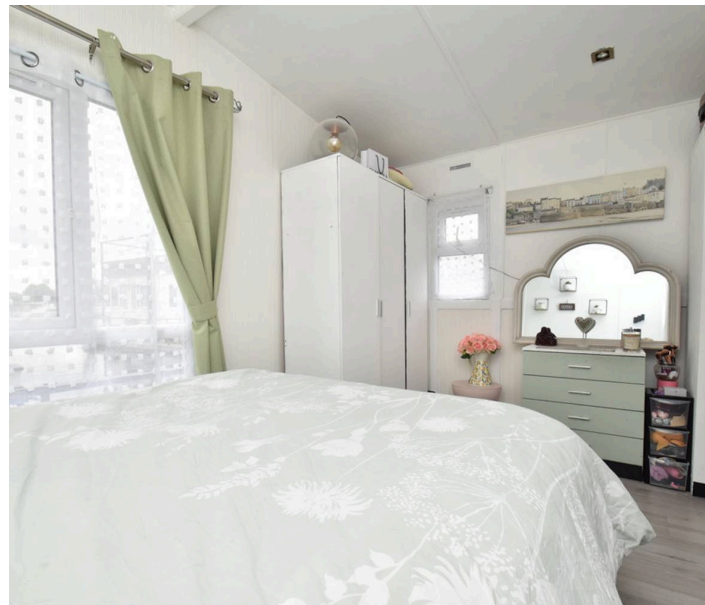
Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented houseboat situated on the East Pontoon at Hartford Marina. Extensively renovated by the current owner, the property in brief consists of a wrap around timber deck providing access to both the houseboat and the 38ft roof terrace above. The property in brief consists of an open plan living area incorporating the kitchen, diner and lounge. The kitchen has been refitted in a contemporary style with ample storage, a gas cooker and an American Fridge/Freezer. The lounge has a multi-fuel burner making this a cosy space to enjoy all year round. Accessed via double doors, there is a conservatory with doors leading to the decking area outside which also offers a mooring for a narrow boat or day boat if the owner has one. Completing the living space, there are two bedrooms, a refurbished shower room and an airing cupboard housing the gas central heating boiler. Perfectly situated to enjoy the panoramic views surrounding this houseboat, the roof terrace is decked and offers a large storage shed. The seller has also invested in stability poles to ensure that the houseboat remains stable in all weathers. There is ample residents parking available which can be found behind a gated, secure access. This property would make an excellent second home or residential option for those who enjoy a slower pace of life. Viewing is highly recommended and can be organised by contacting our St Ives office.



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.  
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## FAQS

Postcode for SatNav: PE28 2AA

What3Words Location: defenders.investor.blurts

Seller's Onward Movements: Upsizing Locally

Current Owners Lived in Property: 2 years

Council Tax Band: A

Boiler Installed: c.2020

The conservatory had a new frame and floor in 2023.

The vendor informs us that there is a service charge/mooring fee of approximately £800 per month which includes water rates, bin collection, maintenance of the marina and pontoons and mooring for a boat adjacent to the Houseboat. There is a 15% discount for paying annually.

Please note you are unable to rent the Houseboat.

## 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

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating



## 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.





## Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

[stives@harveyrobinson.co.uk](mailto:stives@harveyrobinson.co.uk)

[www.harveyrobinson.co.uk/](http://www.harveyrobinson.co.uk/)

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.