



76 Knights Way, St. Ives

In Excess of £190,000



- First Floor Apartment
- One Generous Double Bedroom
- Open Plan Living Space
- Immaculately Presented Throughout
- Situated on The Sought After Spires Estate
- Perfect For First Time Buyers or Investors
- Gas Central Heating
- Constructed in 2020
- Off Road Parking
- Viewing Essential

FAQ'S

Tenure: Leasehold

Property Constructed: 2020

Post Code for SatNav: PE27 6TB

What3Words Location: ///cheaper.sweetened.update

Council Tax Band: B

EPC: B

Conservation Area: No

Lease Length Remaining: 993 years

Management Company: BDW

Maintenance Charge: £1500 per annum

Review Period: Reviewed annually

Ground Rent: £180.99 per annum

Review Period: Reviewed every 15 years RPI (starting from 2020)

Current Owners Purchased Property: Since 2023

Seller's Onward Movements: Upsizing

School Catchment Area: Thorndown Primary and St Ivo Secondary

Water Meter: Yes

Boiler Installed: 2020. Under warranty until 2030

Allocated Parking: To the rear of the Building

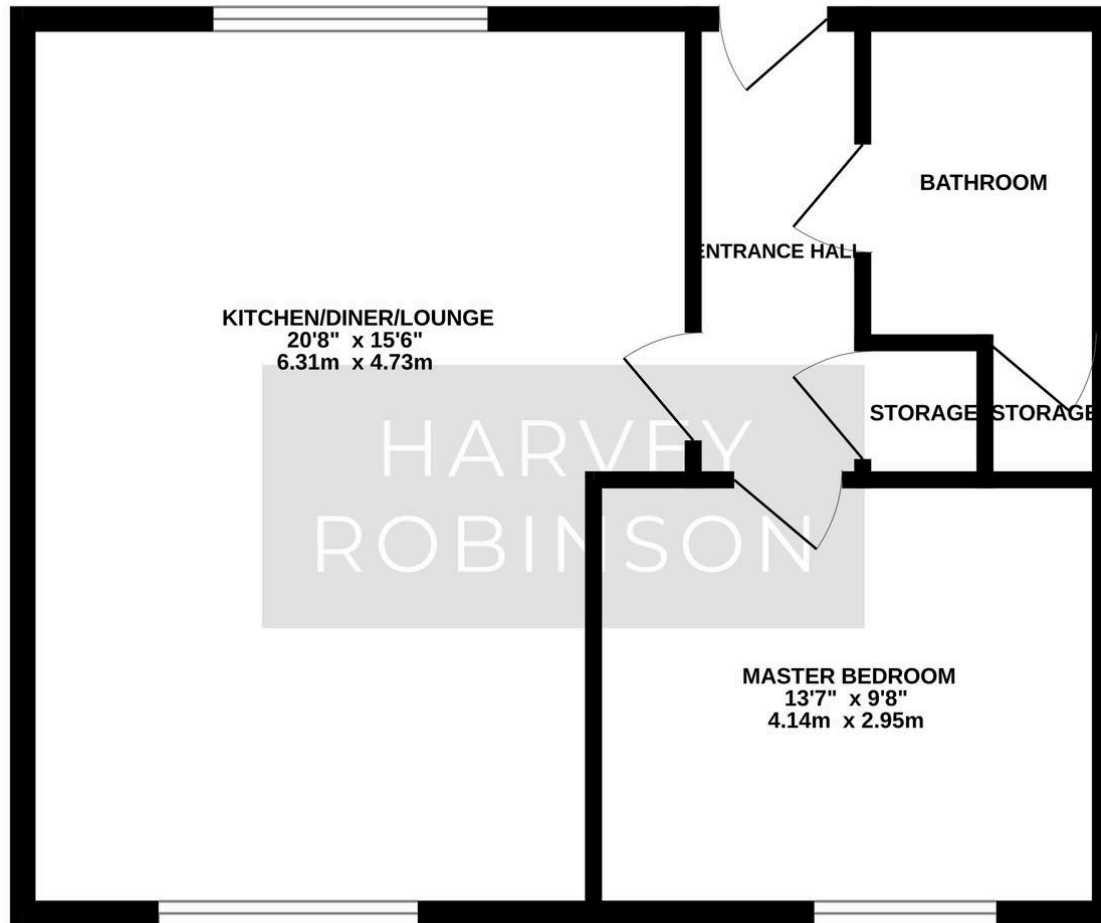


PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this immaculately presented first floor apartment which offers an exceptional opportunity to acquire a stylish and modern one bedroom flat, ideally situated within the highly sought after Spires Estate. Constructed in 2020, the property boasts contemporary finishes and a thoughtfully designed layout, making it perfect for first time buyers or investors alike. Upon entering, you are welcomed into a spacious entrance hall, leading to an open plan living area that seamlessly integrates the lounge, dining, and kitchen spaces, creating a bright and inviting atmosphere that is ideal for both relaxing and entertaining. The kitchen is fitted with a range of sleek, modern units and integrated appliances (subject to specification), ensuring functionality alongside aesthetic appeal. The generous double bedroom provides ample space for furnishings and benefits from a peaceful outlook, while the stylish bathroom is finished with contemporary fittings and fixtures and stylish blue metro tiles. The apartment is equipped with efficient gas central heating, ensuring comfort throughout the year. Additional features include off road parking a communal bike store, bin store and ample visitor parking, offering convenience for residents and visitors. The property's location on the Spires Estate provides easy access to local amenities, transport links, and reputable schools, making it a practical choice for a variety of lifestyles. Presented in pristine condition, this apartment represents a turn-key opportunity where prospective buyers can simply move in and enjoy the benefits of modern living without the need for further improvement. With its combination of space, style, and sought after location, this first floor flat is certain to attract considerable interest. Viewing is essential to fully appreciate the quality and appeal of this outstanding home. To avoid disappointment, contact the St Ives office to arrange your viewing.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.





LOCATION SUMMARY

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.





Harvey Robinson St Ives

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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.