



## 4 Duncan House High Street, Earith

In Excess of £200,000



- Ideal First Time Buy or Investment
- Two Bedroom Ground Floor Apartment
- Sought After Village Location
- Share of Freehold
- French Doors to the Communal Gardens
- Off-Road Parking
- Well Presented Throughout
- No Forward Chain
- Riverside Views
- Viewing Highly Recommended

### FAQS

Tenure: Share of Freehold

Post Code for SatNav: PE28 3PP

What3Words Location: [///savings.reviewed.bookshelf](https://www.what3words.com/savings.reviewed.bookshelf)

Council Tax Band: D

EPC: D

Lease Includes: No Pet Policy

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

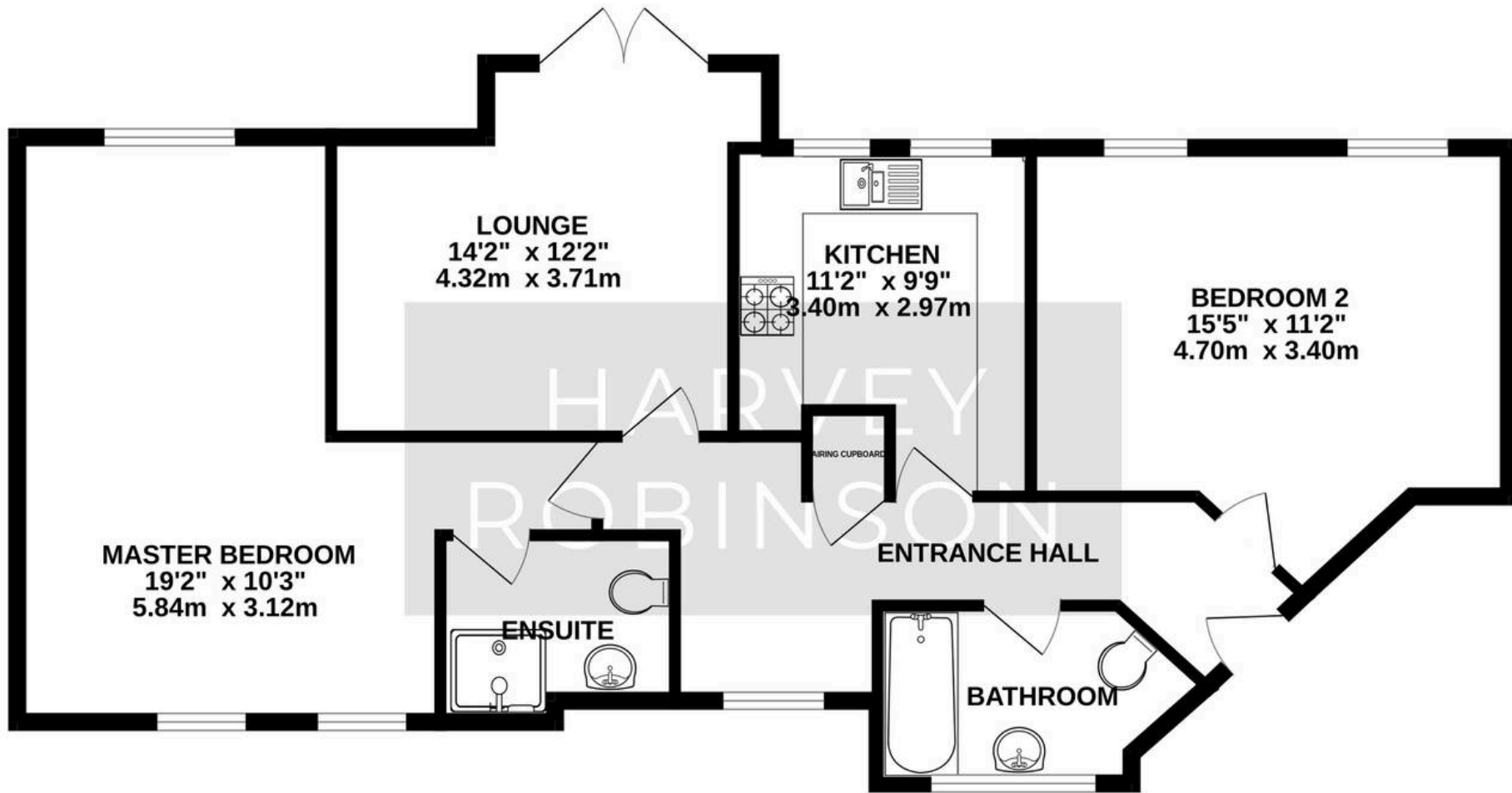


## PROPERTY SUMMARY

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.



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



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.  
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## LOCATION SUMMARY

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.

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## 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.