



Bridgefoot, St. Ives
£230,000



- Over 55's Development
- Rarely Available Apartment
- Versatile Accommodation
- Town Centre Location
- View Overlooking the River
- Communal Gardens
- Modernised Bathroom
- Close to Local Amenities and the Guided Busway
- No Forward Chain
- First Floor Apartment

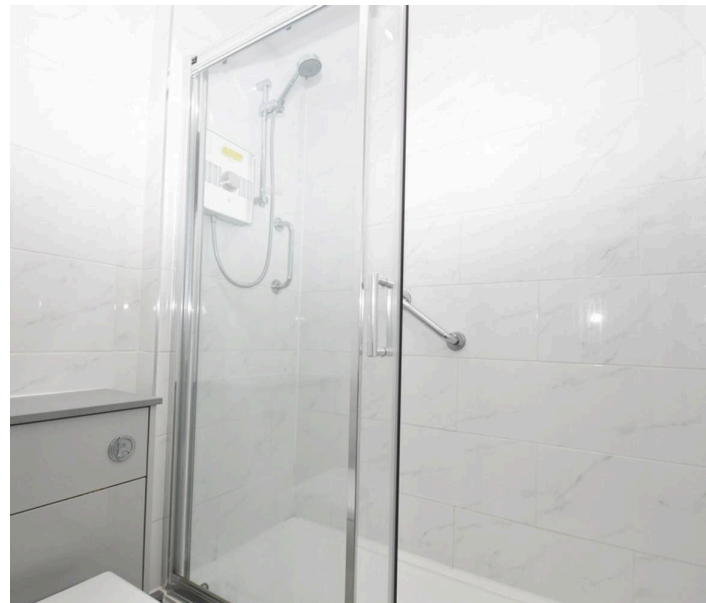




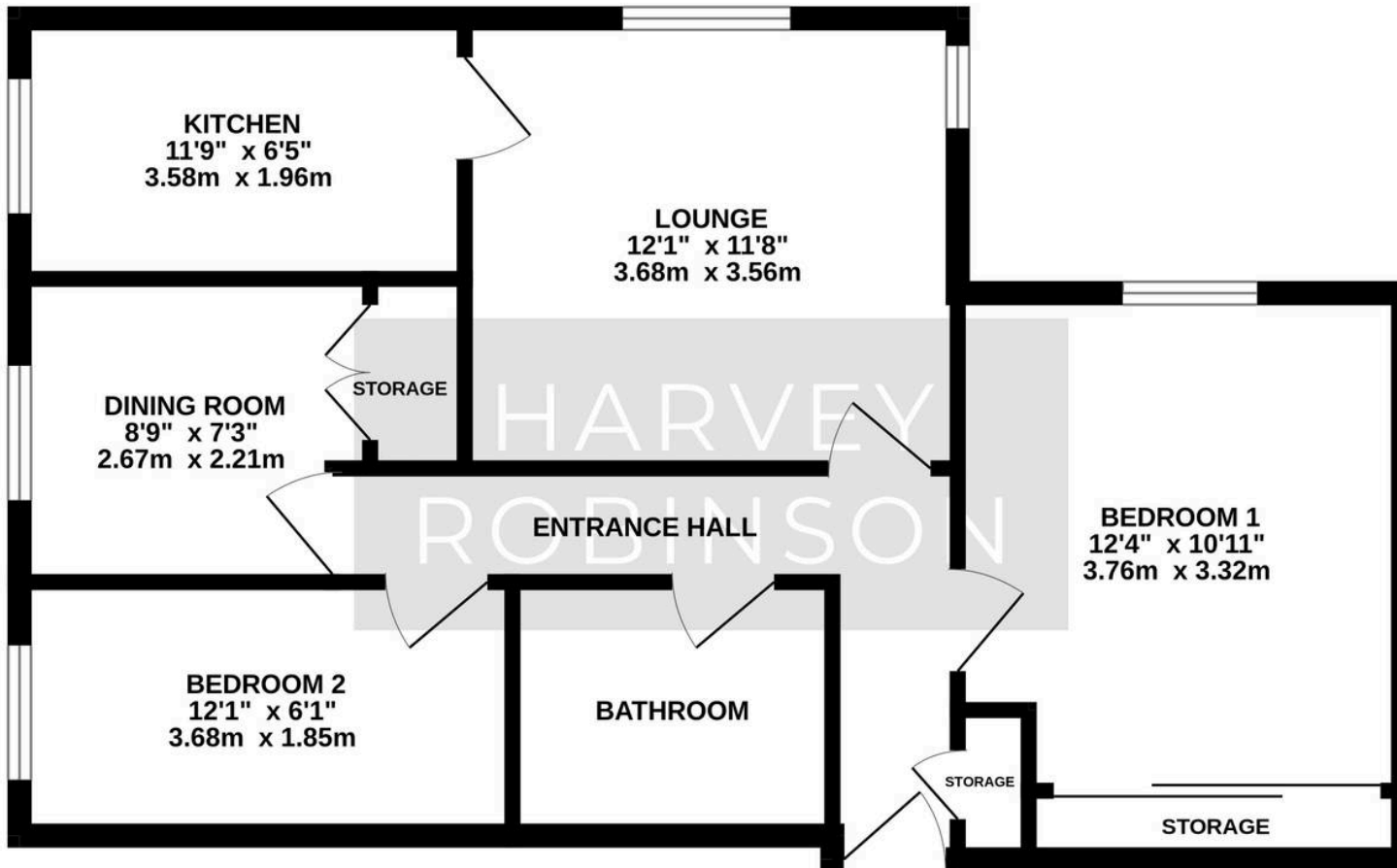
PROPERTY SUMMARY

This rarely available two bedroom apartment presents a unique opportunity to secure a beautifully maintained home in the heart of the town centre, offering convenience for those aged over 55. Situated within a sought-after development, the property boasts a prime position with an attractive view overlooking the river, creating a peaceful and picturesque outlook from the main living area. The apartment is offered with no forward chain, providing a straightforward purchase for potential buyers. The location is ideal for those seeking easy access to a wide range of local amenities including shops, cafes, and medical facilities, as well as excellent transport links via the nearby Guided Busway, ensuring seamless connections to surrounding areas. Inside, the apartment features versatile accommodation that can be adapted to suit a variety of needs, whether you are looking for a spacious living environment or the flexibility to create a home office or guest room. The interiors are well-presented throughout, with neutral décor that enhances the sense of space and light. A particular highlight is the recently modernised bathroom, which has been thoughtfully updated to provide a stylish and practical space, complete with contemporary fittings and finishes. The property also benefits from a welcoming communal entrance and well-maintained communal areas, reflecting the care and attention given to the development as a whole. The apartment is perfectly suited to those wishing to downsize without compromising on quality or location, or for anyone seeking a low-maintenance home in a vibrant setting. With its combination of an enviable riverside aspect, modern comforts, and an exceptional town centre location, this is a rare chance to acquire a property that truly stands out in the market. Viewing is highly recommended to fully appreciate the accommodation on offer and the lifestyle benefits this outstanding apartment provides.

- Over 55's Development
- Rarely Available Apartment
- Versatile Accomodation



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



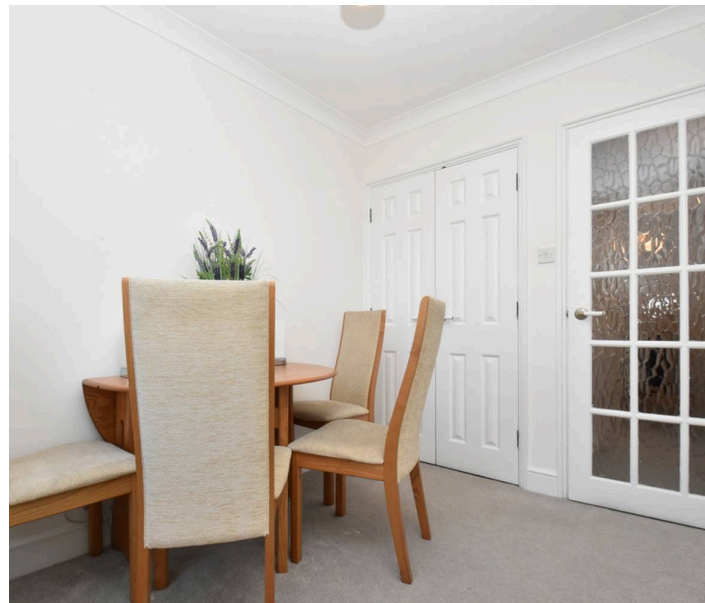
TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

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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 a two minutes walk away, as well as the nearest guided bus stop. 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 supermarkets. 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, or 10 minute walk. 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.





FAQ'S

Tenure: Leasehold

Lease Length: 125 years from September 1982

Lease Details: Service Charge £901.90 per quarter, 82 years remaining on the lease

Post Code for SatNav: PE27 5EP

What3Words Location:

[///cones.papers.extent](https://www.what3words.com/#!/cones.papers.extent)

Seller's Onward Movements: No Forward Chain

Council Tax Band: C





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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.