

01843 230 960

[www.lovetts.net](http://www.lovetts.net)



**Price**

£45,000

**Freehold**

2 x 

1 x 

1 x 

**Mount Pleasant,  
Ramsgate, CT12 4AX**

Priced to sell, this two Bedroom Park Home boasts so much potential and for the right person will make an absolutely fantastic home. Being located on the outskirts of both Minster and Manston, access onto the A299 out of Thanet couldn't get any easier. The accommodation comprises, entry from one side of the home directly into a potential Dining Room with doorway through to the Kitchen. From the Kitchen, access is then provided to the Lounge as well as the two Bedrooms. With some alterations to the layout, the size of the second Bedroom could easily be improved and in doing so this would also allow for the size of the Bathroom to be increased. There is also a parking space included with the property.

Minimum Age requirement - 45 years  
Service Charge = £148.19 per month +  
electric + water  
**BUYERS PREMIUM - MUST pay 12% of the  
final purchase to Park Owner**





- Easy Access to A299 to London
- In need of modernisation
- So much potential
- Vacant Property
- Immediate Viewing Available
- Parking Space





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Zoopla**



**Lovetts Birchington Ltd. Trading as Lovetts Property Services**  
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