



Price

£75,000

Freehold

1 x

1 x

1 x

**Smugglers Leap,
Mount Pleasant,
Minster**

Located within the quaint Smugglers Leap Park this one Bedroom home is presented in fantastic order due to being fully redecorated throughout, including new carpets / flooring, all windows / doors fully refurbished with new glass and units resealed. This is ideally placed to provide easy access to the A299 route to London as well as being just a few miles from the sandy beaches Thanet has to offer. The accommodation comprises; entry into the dual aspect Lounge with laminate flooring & double doors to the Kitchen. This offers fitted wall base units with surrounding tiling and all brand new appliances such as fitted electric oven with gas hob over + extraction, integral washing machine, free standing fridge freezer and a door to the side of the home. The L-shaped Bedroom is to the rear of the property and has ample room to install wardrobes with comprising the Bedroom area. Finally, the Shower Room has a cubicle, wash hand basin and a low level WC.

This can easily be converted back to a 2 bed if required, pet friendly, low monthly bills and is perfect for downsizing / retirement.

Minimum Age requirement - 45 years

Service Charge = £225 per month + electric + water + gas.

BUYERS PREMIUM - MUST pay 10% of the final purchase to Park Owner







- Vacant Possessioon
- Very Good Order
- No Children
- Min Age Restriction 45
- Close to A299
- Freehold Property







Lovetts

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 | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

