



Price

£70,000

Freehold

1 x 

1 x 

1 x 

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

Located within the quaint Smugglers Leap Park this one Bedroom home is presented in fantastic order throughout. 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 hallway giving access to the dual aspect Lounge with laminate flooring. This offers fitted wall base units with surrounding tiling and integrated appliances such as fitted electric oven with gas hob and undercounter fridge. The double bedroom, situated to the side, benefits from a built-in cupboard and light-filled front-facing windows. The shower room comprises a walk in shower, wash basin, and WC.

The home is pet friendly, low monthly bills and is perfect for downsizing / retirement.

Minimum Age requirement - 45 years

Service Charge = £148.19 per month + electric + water + gas.

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

AVAILABLE FOR OCCUPATION FROM MID SEPTEMBER







- Vacant Possession
- Available Soon
- Very Good Order
- Min Age Restriction 45
- Close to A299
- Driveway for up to 2 Cars







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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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