

01843 230 960

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



## Price

£85,000

## Freehold

1 x 

1 x 

1 x 

**Smugglers Leap,  
Mount Pleasant,  
Minster, CT12 4AX**



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 = £219 per month + electric + water + gas.

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



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ  
Reg. In England No. 4264378 VAT No.785 158296  
Directors: Richard Crosby MNAEA & Tracey Crosby







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



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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