



## 31 Mount Pleasant, Ramsgate, CT12 4AX



APPROX. 8 YEAR OLD REPRISER STYLE 40X20 STATIC HOME ,SPECIALLY ADAPTED FOR THE CURRENT VENDORS FOR DISABLED PERSON(S) .HIDDEN AWAY IN A CHALK QUARRY DEVELOPMENT ON THE BORDER OF MINSTER VILLAGE AND JUST OFF THE A299 ACCESSING MANSTON AND RAMSGATE .THERE ARE SEVERAL FACILITIES AT HAND WHICH INCLUDE AN ASDA PETROL STATION WITH CONVENIENCE STORE, MC DONALDS,COSTA COFFEE AND A PREMIER INN .BUS ROUTE CLOSE-BY .AGE LIMIT IS 45 YEARS MIN. GROUND RENT CURRENTLY £220.34 PER MONTH .WATER SUPPLY IS METERED .WASTE WATER AND WATER SUPPLY IS INVOICEDMONTHLY BY THE PARK OWNERS .GAS IS LPG ONLY. MAINS ELECTRICITY .PET FRIENDLY SITE SUBJECT TO THE PARK OWNERS DISCRETION. ON SITE PARKING IS AVAILABLE FOR THIS PROPERTY .....

**£200,000 Leasehold**



## Spacious Entrance Hall , L shaped

15'1" max depth x 4'8" max width (4.62m max depth x 1.44m max width )  
Radiator , power point ,access to roof space .

## Cloakroom (in hall)

Low level wc suite ,vanity wash basin, mirror fronted cabinet, radiator , tiling .

## Lounge

13'9" x 10'9" (4.20m x 3.29m )

pair of doors off hall to lounge , 2 radiators, tv point, modern electric coal effect wall fire with remote control .

## Kitchen /Breakfast Room (off Lounge )

23'7" max depth x7'11" max width (7.2m max depth x2.42m max width )

Range of base units with integrated fridge /freezer, one and a half bowl sink unit ,ceramic hob, with extractor unit , built in electric oven , intergrated dish washer , integrated tumble drier , regularly serviced gas boiler in cupboard for central heating and hot water ,

## Shower / wc

6'6" max width x 5'8" (2m max width x 1.75m )

Adapted for disabled use , fully tiled , shower cubicle with independent electric shower unit , floating wall mounted wc ,water proof flooring .

## Back Bedroom

9'6" x 9'3" (2.92m x 2.82m )

radiator, power points , overhead storage cupboards , walk in wardrobe 1.62m approx x 1.39m deep .

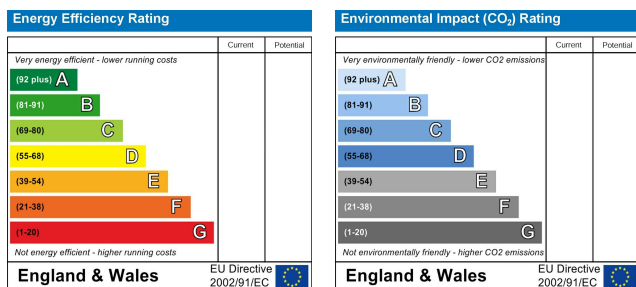
## Bedroom

9'2" x 9'4" (2.8m x 2.86m )

power points ,radiator, overhead storage cupboards, walk in wardrobe (not measured )

## Surround Garden Areas

space for 4 calor gas bottles , wide parking space to front .



**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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