



## The Orchard, Ramsgate CT12 4JG

**Asking Price £35,000**

CR Real Estate are proud to present this 2021 Willerby static caravan; located within the luxury five star holiday caravan park, Foxhunter Park situated in the village of Monkton, near Ramsgate on the beautiful Kent coast.

This modern two-bedroom, 6 berth caravan is offered for sale with all the furniture, fixtures and fittings included; plus new wrap around decking and an allocated parking spot located on the side of the plot. Offering an open plan living space with lounge, dining area and fitted kitchen with built-in appliances, sleek family shower room, and two well sized bedrooms. The bedrooms within this holiday home both have built-in wardrobes and the master benefits from a dressing table, mirror and double bed; and the second bedroom comprises of two single beds.

As soon as you are through the park entrance, you will appreciate the attention which has been supplied to a family owned and run park for over 30 years. The lucky new owners of this caravan will be able to enjoy the holiday park for 10.5 months, meaning that you will be able to use your new holiday home for most of the year. There is so much for the whole family to enjoy making sure you have a great time; including on site entertainment, heated outdoor swimming pool with waterslides and tiki bar, adventure play area, tennis court and sports pitch.

Being just an hour from London in the beautiful Kent countryside, Foxhunter Park is close to the beaches of Margate, Ramsgate and Broadstairs, as well as other fantastic destinations around the county. The historical city of Canterbury is twenty minutes away and France is just an hour away. Other local attractions include Howletts Wild Animal Park (with the largest group of gorillas in human care in the world), Dreamland Margate, Spitfire & Hurricane Memorial Museum, and Whitemills Wake and Aqua Park (Kent's newest Aqua & Wakeboarding Park, with state-of-the-art wakeboarding cable system).

- 6 Berth Caravan
- 5 Star Award Winning Site
- Close to Site Club House
- Heated Swimming Pool
- Built-in Appliances



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(92-100) <b>A</b>	
(84-91) <b>B</b>		(84-91) <b>B</b>	
(75-83) <b>C</b>		(75-83) <b>C</b>	
(69-74) <b>D</b>		(69-74) <b>D</b>	
(64-68) <b>E</b>		(64-68) <b>E</b>	
(55-63) <b>F</b>		(55-63) <b>F</b>	
(47-54) <b>G</b>		(47-54) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC