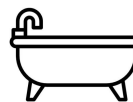


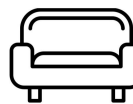


**PCM**

**£800**

9 x 

2 x 

2 x 

**Ramsgate Road,  
Broadstairs**



Located within central Broadstairs this fully licenced nine Bedroom H.M.O is arranged over five floors and offers two separate Kitchens, two Bathrooms, three seperate WC's and a variety of rooms, some en-suite, some with a parking space and others with just a basin in the room. The prices range from £800pcm to £900pcm per room.

The accommodation is arranged as follows:-

Lower Ground Floor - having a large Kitchen with fitted appliances along with other useful appliances. A communal Lounge Room, a Utility with x2 washing machines and a tumble dryer (running costs of which not included) and a Cloakroom with wash hand basin, Ground Floor - a second Kitchen as equally fitted out as the first. There are two Bedrooms (both £850pcm) giving sea views, one with shower & basin in the room, the other with full en-suite facilities consisting of shower, basin and WC.

First Floor - a communal, fully tiled Shower Room with WC and wash hand basin. Three Bedrooms (all £850pcm) with wash hand basins and an allocated parking space.

Second Floor - A fully tiled communal Bathroom with bath, WC and wash hand basin. Three Bedrooms, one with full en-suite (£850pcm) the other two (£800pcm) with wash hand basins.

Third Floor - The largest room (£900pcm) running the full depth and having a full en-suite facility.











- EPC Rating - D
- 9 Bedroom H.M.O - Various Priced Rooms
- All Rooms Part Furnished with min. basin in room.
- Excellent References Essential
- Two Shared Kitchens + Utility Room + Lounge
- Outside space too











| 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 |                                                                                                             |           |
|                                             | 55                                                                                                          | 79        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

