



Derby House Margate Road, Ramsgate, CT11 7SG

£595

GROUND FLOOR Room 3 is available from the 1st JULY 2024. Like all rooms offers its own kitchen with fridge freezer, hob and oven plus extractor, wall, floor units and worktops. There is a bed built in and a wardrobe. Each room has day blinds and black out blinds so privacy is important. The property is in easy walking distance of Ramsgate Main Line Railway Station and on the Loop bus route. There is a TV point in the room and a charging point for your phone by the bed. Shower rooms with basins and toilets plus separate toilets are located on each floor. The Wifi is included and provided by a Commercial Hub on each floor for the very best signal. Excellent Double glazing, video entry phones. A Laundry Room with 4 washing machines and 4 tumble dryers, is available for your use. Gas Central Heating is fitted for your added comfort.

Outside there is a smoking area, bin store, recreation area and bike storage. Security is uppermost and all tenants will be working and CCTV is in use. The communal areas are cleaned weekly.

Frank Muir was born here. Derby House is a nearly new conversion offering first class shared accommodation. Absolutely stunning and superbly appointed. 15 letting rooms over three floors. Every convenience is catered for.

The rooms are all single. The rent is INCLUSIVE of everything EXCEPT Council Tax for everything provided i.e. Gas Central Heating, Electricity, Water, Wi-Fi, and a weekly cleaner to all common parts. The rent for this room is £600 per calendar month and the deposit is £692





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) 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 CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	