



Room 4 Margate Road, Ramsgate, CT11 7SG

£600 Per calendar month

Frank Muir was born here. Derby House is a newish 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 and are inclusive at £600 per calendar month although Council Tax is payable as a single person on Band A. The property is in easy walking distance of Ramsgate Main Line Railway Station and on a bus route to Margate. Each room has its own kitchen comprising of hob, oven, extractor, fridge/ freezer, cupboards and worktops. The rooms are fitted with wardrobes and a bed with a deep mattress for your comfort and you bring the rest. There is a TV point in each room and charging points for your phone by each bed. Shower rooms with basins and toilets plus separate toilets are located on each floor. Wifi is included with a Commercial Hub on each floor for the very best signal. Excellent Double glazing, video entry phones, black out blinds and day blinds are supplied. A Laundry Room with 4 washing machines and 4 tumble dryers are 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 CCTV is in use in the Communal Areas. The communal areas are cleaned weekly. The Deposit is £690.



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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (95-100) A | | | (81-85) A | | |
| (85-95) B | | | (71-81) B | | |
| (75-85) C | | | (61-71) C | | |
| (65-75) D | | | (51-61) D | | |
| (55-65) E | | | (41-51) E | | |
| (45-55) F | | | (31-41) F | | |
| (35-45) G | | | (21-31) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |