



Derby House Margate Road, Ramsgate, CT11 7SG

£650

Flat 7 is available NOW. This room is all inclusive of electricity, gas, water and central heating. This is a first floor room and like all rooms offers its own kitchen with fridge freezer, hob and oven plus 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 a bus route to Margate. There is a TV point in each room and a charging point for your phone by each 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 are available for your use. Gas Central Heating is fitted for your added comfort. You will be responsible for Council Tax but being a single occupant you will receive a discount of 25%.

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 in the Communal Areas. The communal areas will be cleaned weekly. The Deposit is 5 weeks rent. In the first instant please call us to view.

Frank Muir was born here. Derby House is a brand 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 all you pay and is inclusive of every bill 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 is £650 pcm plus Council Tax



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Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Very energy efficient - lower running costs
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Very environmentally friendly - lower CO₂ emissions
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC