



72 Margate Road, Ramsgate, CT11 7SG

£495

Frank Muir was born here. Derby House is a two year old, well kept 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 inclusive of every bill for everything provided. 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 a charging point 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 with radiators in all rooms. 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. The Deposit is one and a half months rent In the first instant please call us to view.





Energy Efficiency Rating		Current	Potential
100-91% A	Very energy efficient - lower running costs		
81-91% B			
62-81% C			
43-62% D			
23-43% E			
4-23% F			
1-4% G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
100-91% A	Very environmentally friendly - lower CO ₂ emissions		
81-91% B			
62-81% C			
43-62% D			
23-43% E			
4-23% F			
1-4% G	Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC