

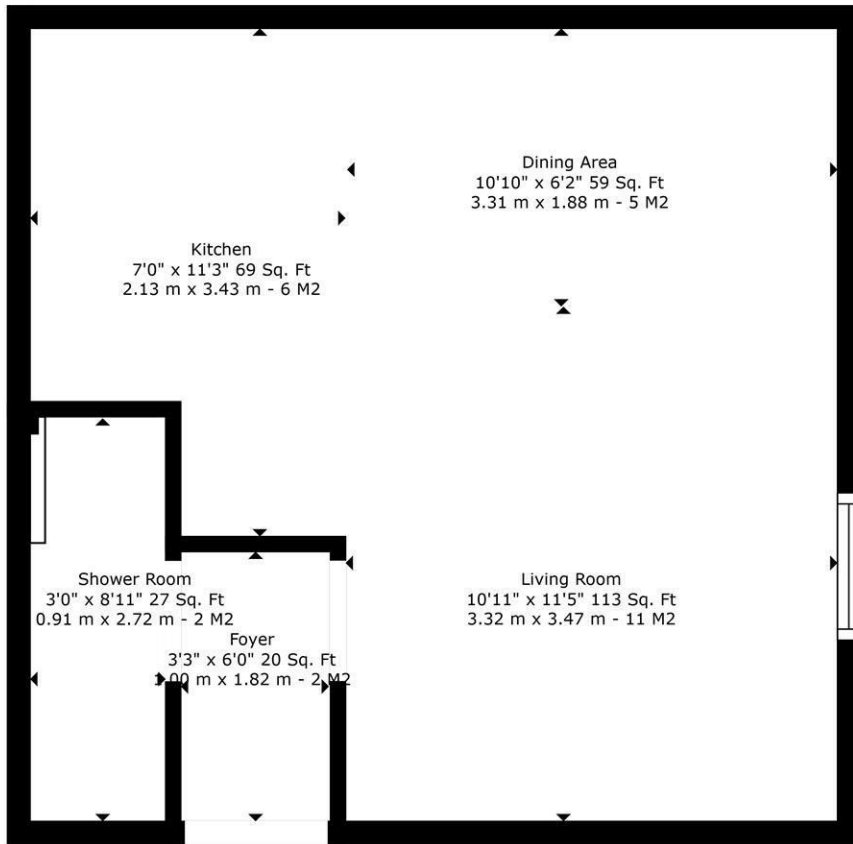
## Flat 7, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £640.00 pcm, including water rates only - excludes all other utilities & council tax  
 Rent Schedule: Monthly in advance  
 Security Deposit: Total £640.00  
 Bills Package: Unihomes package available for electricity, internet & TV licence (optional)  
 Council Tax: Band A - not applicable for full-time students  
 EPC Rating: D  
 Tenancy Start Date: 2nd September 2026

- Second Floor Studio Flat
- Pull down double bed
- Shower Room
- Modern fully fitted kitchen
- Economy 7 Heating
- First come first serve private parking
- Deposit - 1 Months Rent
- Tenancy Start Date: 2nd September 2026
- Rent £640 pcm - Water Rates included
- Unihomes Bills package available upon request

**£640 PCM**

**Available: 2nd September 2026**



**TOTAL: 295 sq. ft, 27 m2**  
 2 MOORGATE AVE, FLAT 7: 295 sq. ft, 27 m2  
 EXCLUDED AREAS: LOW CEILING: 19 sq. ft, 1 m2

Sizes And Dimintions Are Approximate. Actual May Vary

