



## Flat 2 71 Marlborough Road, Broomhill, Sheffield, South Yorkshire, S10 1DA

Rent: £1300.00 Per Calendar Month, excluding utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £1300.00

Bills Package: Unihomes package available for gas, electricity, water, internet & TV licence (optional)

Council Tax: Band A - not applicable for full-time students

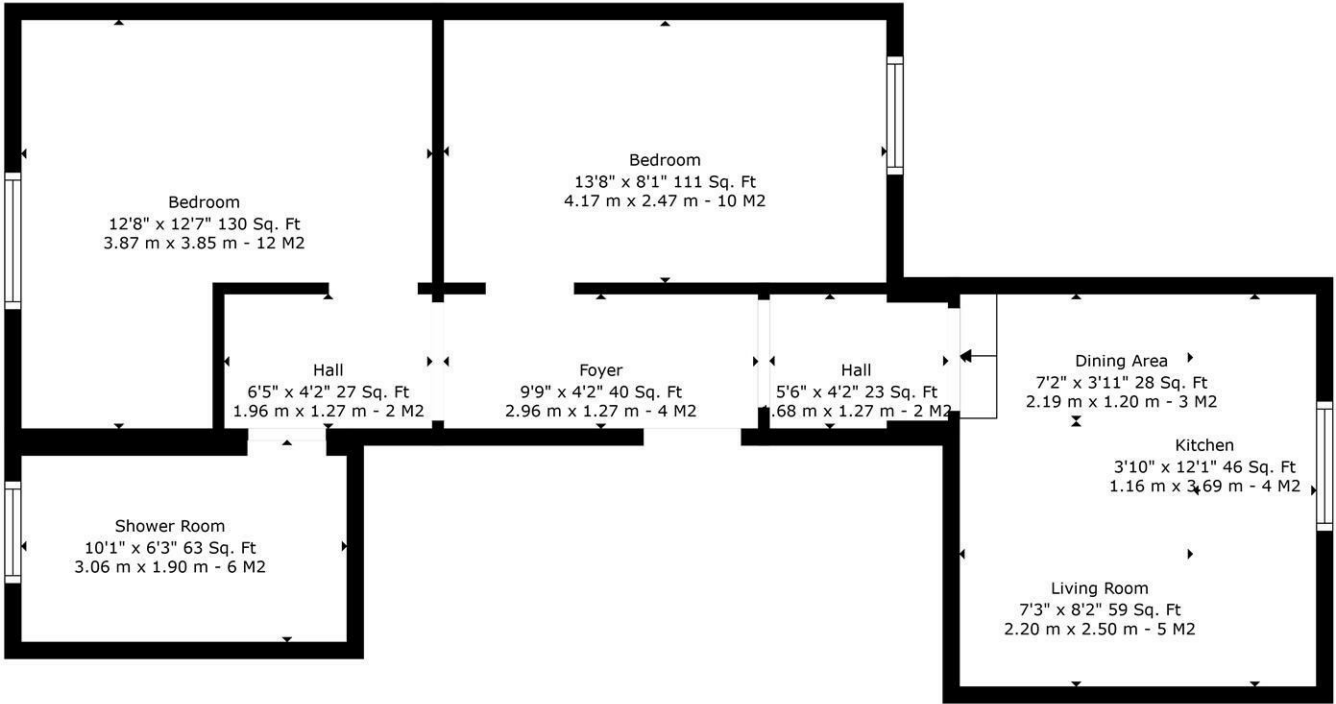
EPC Rating: C

Tenancy Dates: 2nd September 2026 – 31st August 2027

**£1,300 PCM**

**Available: 2nd September 2026**

- 2 Bedroom Flat
- Broomhill
- Modern Bathroom
- Open Plan Kitchen Living Room
- Two Good Size Double Bedrooms
- Fully Furnished
- Tenancy Dates -2nd September 2026 – 31st August 2027
- Deposit - 1 Months Rent
- RENT - £1300 pcm
- Unihomes Bills Package Available Upon Request



**TOTAL: 547 sq. ft, 51 m2**  
 71 MARLBOROUGH ROAD, FLAT 2: 547 sq. ft, 51 m2

Sizes And Dimentions Are Approximate. Actual May Vary

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		