

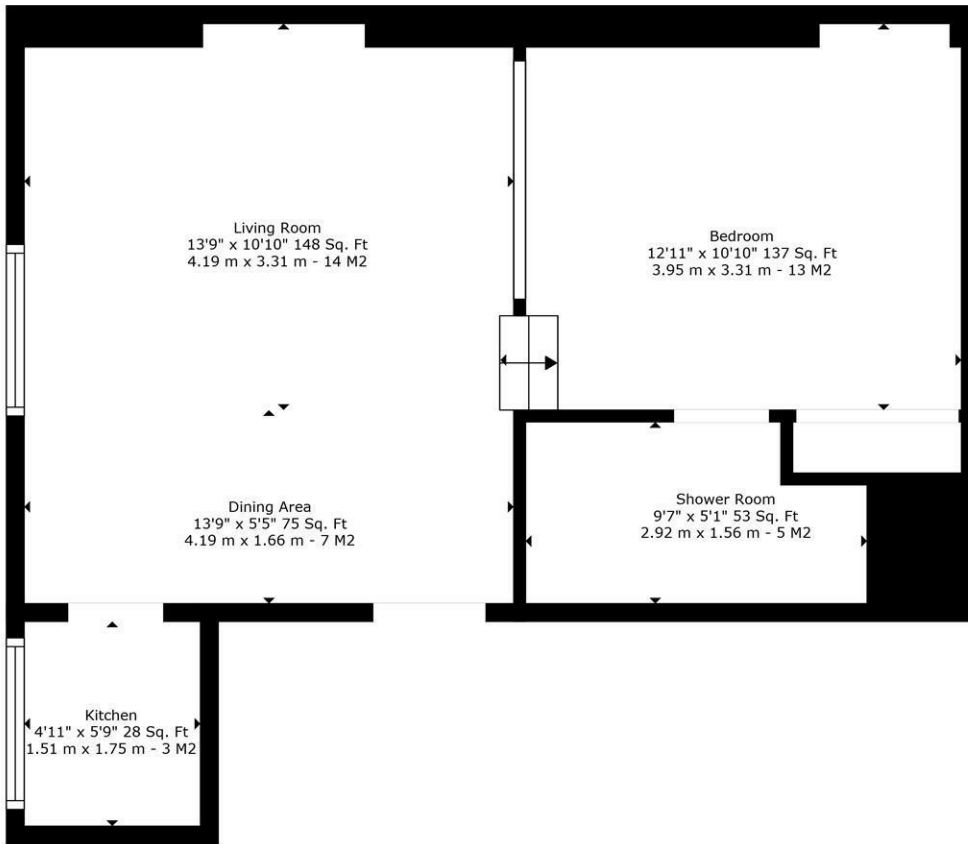


Flat 4, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £690.00 pcm, including water rates only - excludes all other utilities & council tax
Rent Schedule: Monthly in advance
Security Deposit: Total £690.00
Bills Package: Unihomes package available for gas, electricity, 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

£690 PCM
Available: 2nd September 2026

- Large First Floor Studio Flat
- Double bed
- Shower Room
- Modern Kitchen
- Gas Central Heating
- First come first serve Private Parking
- Deposit - 1 Months Rent
- Available - 2nd September 2026 - 31st August 2027
- Rent £690 pcm - Water Rates included in rent
- Unihomes Bills package available upon request



TOTAL: 460 sq. ft, 43 m2
2 MOORGATE AVENUE, FLAT 4: 460 sq. ft, 43 m2

Sizes And Dimenstions Are Approximate. Actual May Vary

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	