

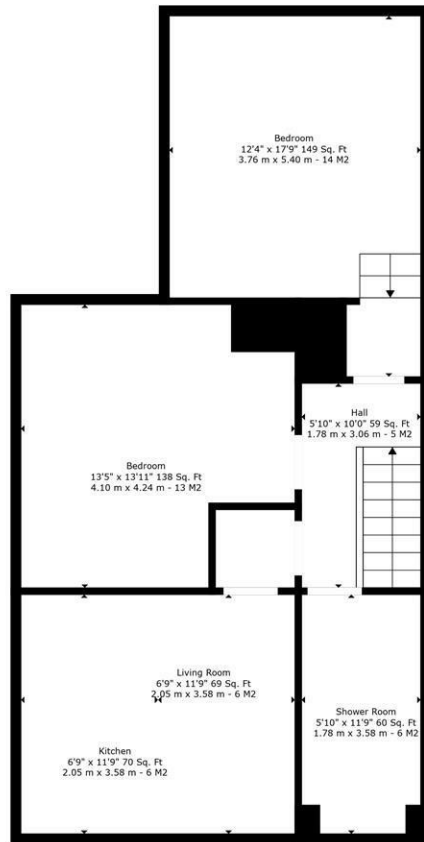


Flat 3 71 Marlborough Road, Broomhill, Sheffield, South Yorkshire, S10 1DA

Rent: £150.00 pp/pw, excluding utilities & council tax
 Rent Schedule: Monthly in advance
 Security Deposit: Total £1300.00
 Bills Package: Unihomes package available for electricity, water, internet & TV licence (optional)
 Council Tax: Band A - not applicable for full-time students
 EPC Rating: E
 Tenancy Dates: 2nd September 2026 – 31st August 2027

£300 Per Week
Available: 2nd September 2026

- 2 Bedroom Flat
- Broomhill
- Modern Shower Room
- Open Plan Kitchen Living Room
- Two Good Size Double Bedrooms
- Fully Furnished
- Available -2nd September 2026 – 31st August 2027
- Rent - £150 per person per week
- Deposit - £1300
- Unihomes Bills Package Available Upon Request



TOTAL: 590 sq. ft, 55 m2
 BELOW GROUND: 590 sq. ft, 55 m2
 EXCLUDED AREAS: LOW CEILING: 95 sq. ft, 9 m2

Sizes And Dimentions 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 | | 41 | 41 |
| (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 CO2 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 CO2 emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |