

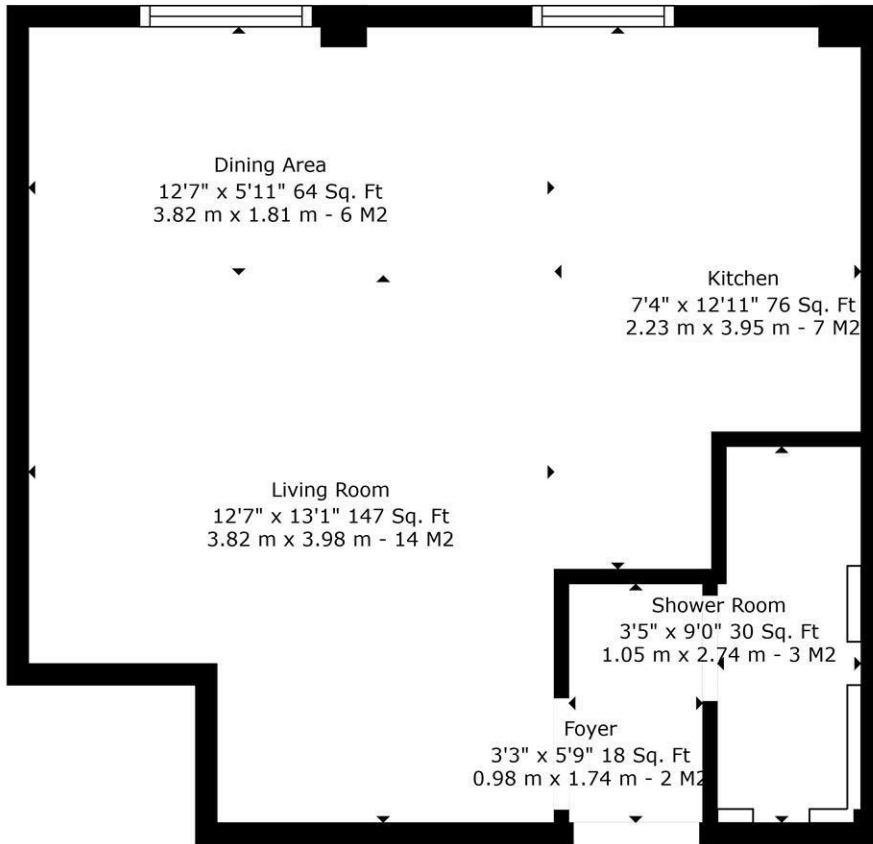
## Flat 11, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £670.00 pcm, including water rates only - excludes all other utilities & council tax  
 Rent Schedule: Monthly in advance  
 Security Deposit: Total £670.00  
 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 Dates: 2nd September 2026 - 31st August 2027

- Second Floor Studio Flat
- Shower Room
- Pull Down Double Bed
- Modern fitted kitchen
- Economy 7 Heating
- First come first serve private parking
- Deposit - 1 months rent
- Available -2nd September 2026 - 31st August 2027
- Rent - £670 pcm (Water Rates included)
- Unihomes Bills package available upon request

**£670 PCM**

**Available: 2nd September 2026**



**TOTAL: 343 sq. ft, 32 m2**  
 2 MOORGATE AVE, FLAT 11: 343 sq. ft, 32 m2  
 EXCLUDED AREAS: LOW CEILING: 18 sq. ft, 2 m2

Sizes And Dimintions 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		56	
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) 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		42	
(1-20) G			62
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		