



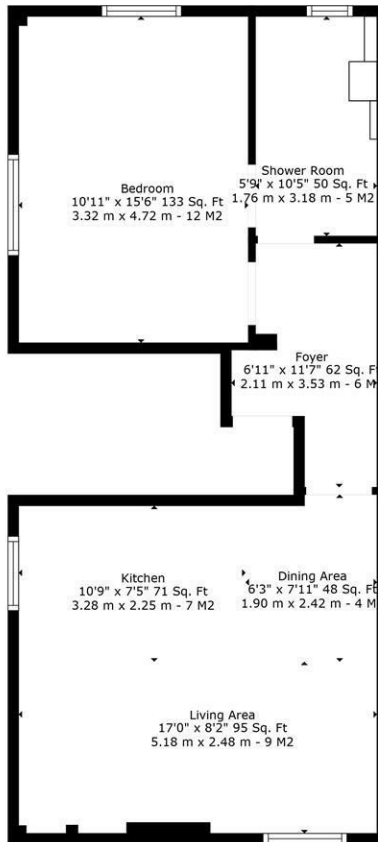
Flat E, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £945.00 pcm, including water rates & Internet only - excludes all other utilities & council tax
 Rent Schedule: Monthly in advance
 Security Deposit: Total £945.00
 Bills Package: Unihomes package available for electricity & TV licence (optional)
 Council Tax: Band A - not applicable for full-time students
 EPC Rating: C
 Tenancy Start Date: 2nd September 2026

- Modern second floor One Bedroom Flat
- Open Plan Kitchen lounge
- Contemporary Shower room
- Double bedroom
- Economy 7 heating
- First come first serve private parking
- Tenancy Start Date: 2nd September 2026
- Deposit - One months rent
- Rent £945.00 pcm including water rates & Internet
- Unihomes Bills package available upon request

£945 PCM

Available: 2nd September 2026



TOTAL: 468 sq. ft, 43 m2
 2 MOORGATE AVE, FLAT E: 468 sq. ft, 43 m2
 EXCLUDED AREAS: LOW CEILING: 98 sq. ft, 9 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	79

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		