



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



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

Rent - £1200 per calendar month  
Rent include water rates only and no other utilities or council tax.  
Unihomes bills package available upon request.  
Suitable for two students or two professionals  
Available from 1st July on a 12 month tenancy.

Presenting a charming newly refurbished two-bedroom flat in the heart of Broomhill, Sheffield. This

**£1,200 Per Month**  
**Available: 1st July 2024**

- 2 Bedroom Flat
- Broomhill
- Modern Shower Room
- Open Plan Kitchen Living Room
- Two Good Size Double Bedrooms
- Fully Furnished
- Available - 1st July on a 12 month tenancy
- Deposit - £1200
- Rent - £1200 pcm - Inclusive of Water Rates only
- Unihomes Bills Package Available Upon Request





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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>		40	40
(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		

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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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