



## Flat 4, 307 Western Bank, Sheffield, S10 2TJ

Rent: £1245.00 per calendar month - two persons.

Security Deposit: £250.00 per person

Tenancy Type: Cohesive - Joint & Several

Tenancy Dates: 2nd July 2026 - 29th June 2027

Property Rent Schedule (Monthly): £1,245.00 PCM

Management: Property managed and rent collected by Broomhill Property Shop - Glossop Road

**£1,245 Per Month**  
**Available: 2nd July 2026**

- Luxury 2 Bedroom first floor apartment
- 1 Bathroom
- Large kitchen dining area
- Fantastic location - Opposite Western Bank park
- Available to students & professionals
- Tenancy dates: 2nd July 2026 - 29th June 2027
- Deposit: £250.00
- Rent: £1,245.00 per calendar month

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	