



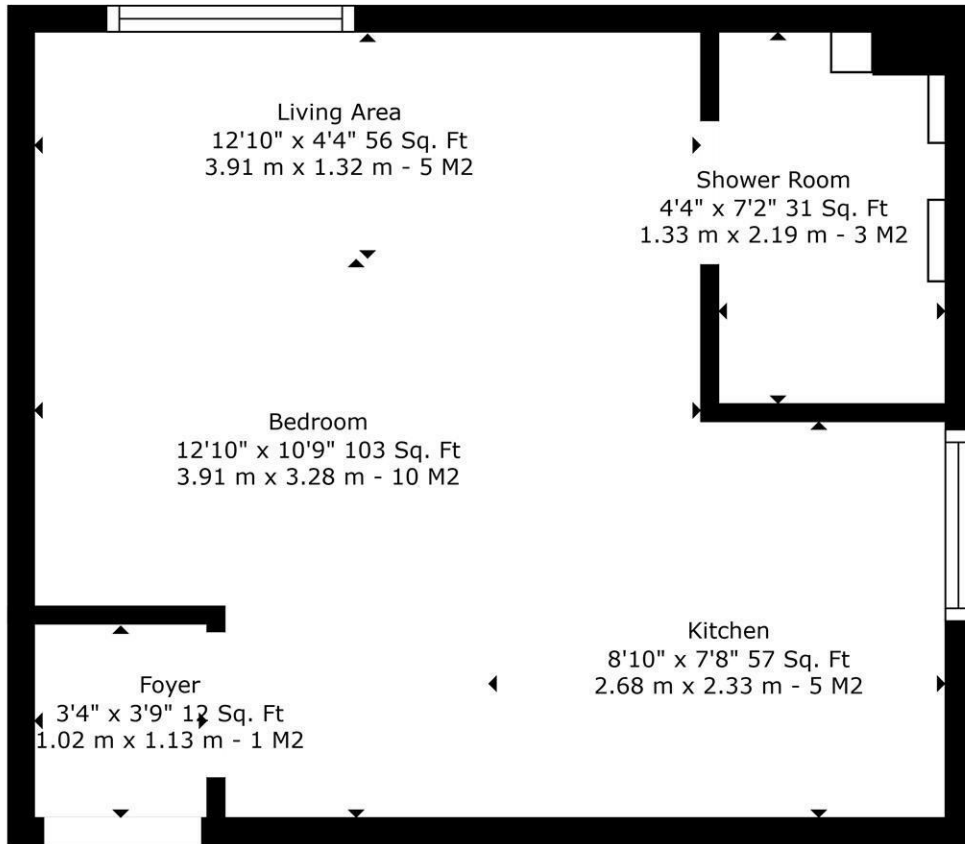
Flat A, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £700.00 pcm, including water rates & Internet only - excludes all other utilities & council tax
Rent Schedule: Monthly in advance
Security Deposit: Total £700.00
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: 3rd August 2026

£700 PCM

Available: 3rd August 2026

- Ground Floor Studio Flat
- Pull Down Double Bed
- Modern Shower Room
- Fitted Kitchen
- Economy 7 Heating
- First come first serve Private Parking
- Deposit - 1 Months Rent
- Tenancy Start Date: 3rd August 2026
- Rent - £700 pcm - Water Rates & Internet Included
- Unihomes Bills package available upon request



TOTAL: 266 sq. ft, 25 m2
2 MOORGATE AVE, FLAT A: 266 sq. ft, 25 m2

Sizes And Dimentionns 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	80	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		