



BROOMHILL PROPERTY SHOP

Your one-hop, property shop



Flat 2 71 Marlborough Road, Broomhill, Sheffield, South Yorkshire, S10 1DA

Rent: £1300.00 Per Calendar Month, excluding utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £1300.00

Bills Package: Unihomes package available for gas, electricity, water, internet & TV licence (optional)

Council Tax: Band A - not applicable for full-time students

EPC Rating: C

Tenancy Dates: 2nd September 2026 – 31st August 2027

- 2 Bedroom Flat
- Broomhill
- Modern Bathroom
- Open Plan Kitchen Living Room
- Two Good Size Double Bedrooms
- Fully Furnished
- Tenancy Dates -2nd September 2026 – 31st August 2027
- Deposit - 1 Months Rent
- RENT - £1300 pcm
- Unihomes Bills Package Available Upon Request

£1,300 PCM

Available: 2nd September 2026

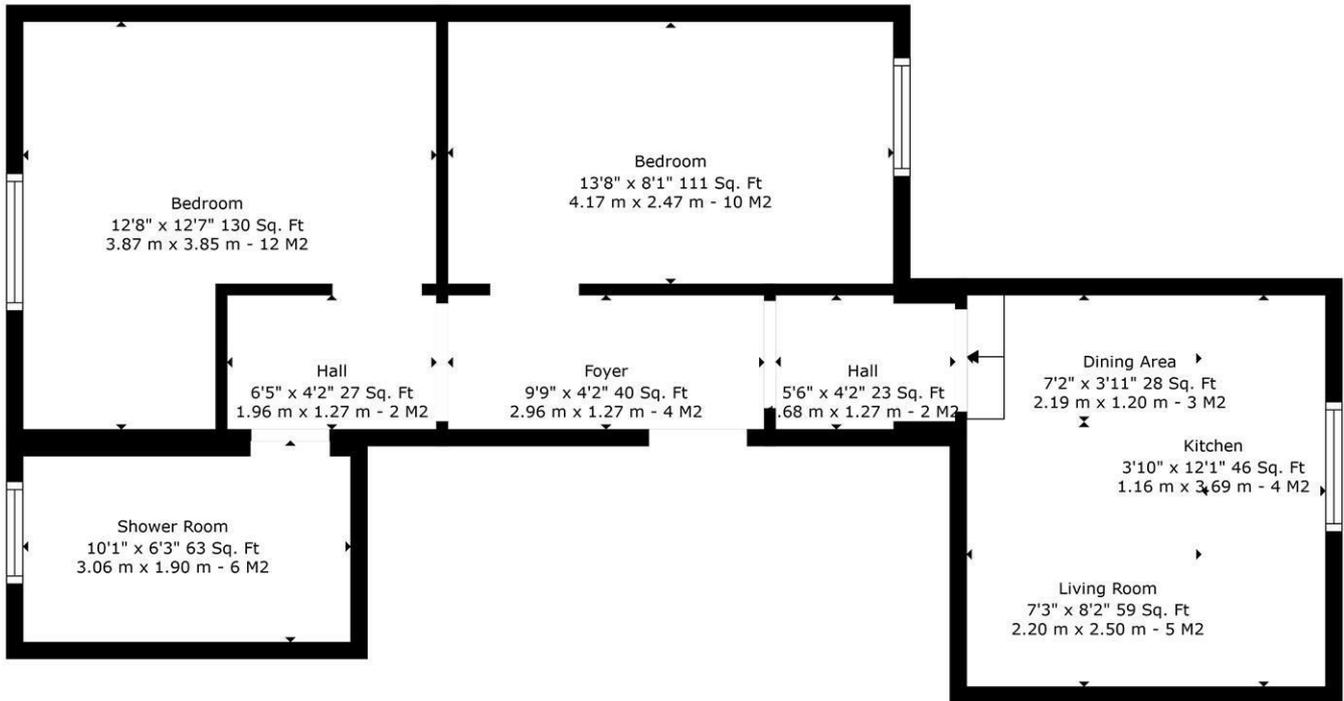


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TOTAL: 547 sq. ft, 51 m2
71 MARLBOROUGH ROAD, FLAT 2: 547 sq. ft, 51 m2

Sizes And Dimentions 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	77	77

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		



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