



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

Rent: £1295.00 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): £1,295.00 PCM

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

£1,295 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: £800.00
- Rent: £1343.33 per calendar month

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	