



Spencer.

Khartoum Road, Off Ecclesall Road, S11

Rent —

AVAILABLE JULY 25 - 5 Bedroom, Fully furnished, STUDENT House

— from *Spencer.*

- 5 Bedroom Property
- STUDENT PROPERTY
- Available July 25
- Holding Deposit £87 per person
- Rent £87 per person per week exc bills
- Security Deposit £200 per person
- Bills included £110 per person per week (bills amount £23pp is payable directly to Unihomes monthly)
- EPC Rating C
- 12 MONTH TENANCY
- 2 Bathrooms




**£87 Per Person
Per Week**






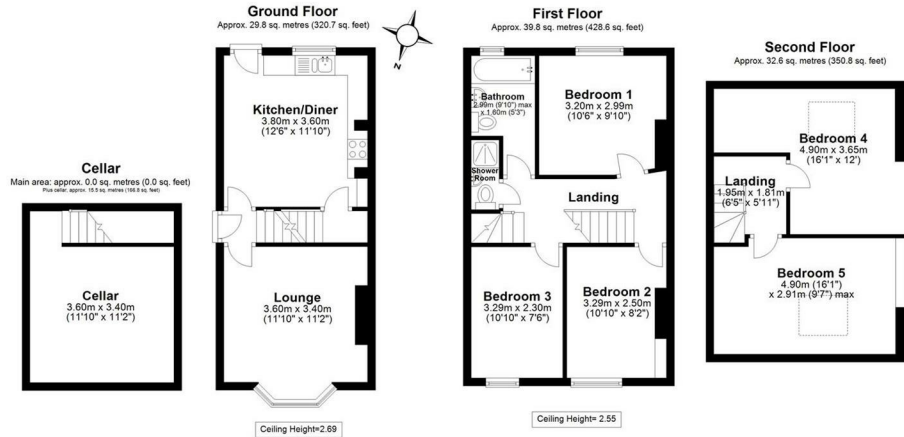
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (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 (CO₂) 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 |  |

Floorplan



Main area: Approx. 102.2 sq. metres (1100.1 sq. feet)

Plus cellar, approx. 15.5 sq. metres (168.8 sq. feet)

All measurements are approximate.
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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Viewing: Via the Agents

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