



### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Flat 1 108 Mary Street, Sheffield, S1 4RW

£875 Per month

- Student: £90 per person per week
- Available from 1st July 2026
- Walking distance to Sheffield Hallam University
- Close to Sheffield Train Station
- Viewing highly recommended
- Bills included option available at £128 per person per week
- City centre location
- Furnished
- Modern finish
- EPC Grade B

# Flat 1 108 Mary Street, Sheffield S1 4RW

\*\*\* STUDENT \*\*\* £90 per person per week \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £128 per person per week  
(Includes energy, fibre internet, TV licence and water bills) \*\*\*

\*\*\* AVAILABLE 1ST JULY 2026 \*\*\*

Very well presented, two bedroom apartment in a STUNNING CONVERSION in the heart of Sheffield City Centre.  
Very close to an abundance of local amenities, public transport links and both Sheffield Universities.  
White good included with a modern kitchen and bathroom.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: B