

SHEFFIELD STUDENT ACCOMMODATION SEPTEMBER 2008

Provider	Campus Digs	Unite	Unite	Opal	Opal	Opal	Sunrise Star	Private Landlord	Private Landlord
Property Name	The Pinnacles	The Forge	Central Quay	Opal 1 <small>Option A</small>	Opal 1 <small>Option B</small>	Opal 2	Portland Towers	Anglo Works	Castle Works
Actual Rent p/w 08/09 (All Inclusive)	£74.99	£93.00	£89.00	£98.00	£87.00	£98.00	£90.19	£78.00	£84.00
Accommodation age	Brand New	6 years	4 years	4 years	4 years	3 years	1-5 years	3 years	2 years
Quoted rent p/w		£93.00	£89.00	£98.00	£98.00	£98.00	£77.50	£73.00	£79.00
Contract Length (weeks)	52	43	43	43	51	43	52	52	42
Non-refundable reservation fee	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Electric, Gas & Water charges	Included	Included	Included	Included	Included	Included	£350	Included	Included
Total Cost per annum	£3,899.48	£3,999	£3,827	£4,214	£4,437	£4,214	£4,690.00	£3,978.00	£3,528.00
Refundable Deposit	£150	£250	£250	£250	£250	£250	£200	£150	
Personal Contents Insurance	£10	£10	£10					£ extra	£ extra
High Speed Internet	Included	Included	Included	£150	£150	£225	£260	£260	£260

Comparison									
Location	Broad Street	Bolton Street	Alma Street	Wellington Street	Wellington Street	Brook Hill	Ecclesall Rd/West	Trippet Lane	Edward Street
32" LCD Apartment TV	✓	✓		✓	✓	✓		✓	
Double Beds	✓	✓	✓	✓	✓	✓			
Contemporary Living Spaces	✓								
Ensuite Bathrooms	✓	✓	✓	✓	✓	✓			
Sky & Freeview	✓			✓	✓				
Onsite Shop & Cashpoint	✓								
Full Central Heating	✓								
Leather Sofas	✓							✓	
Dedicated Management	✓	✓	✓	✓	✓	✓			
CCTV	✓	✓	✓	✓	✓	✓		✓	✓
24-hr on-site Security	✓	✓	✓	✓	✓	✓			
Common Room	✓	✓	✓	✓	✓	✓			✓
Gym	✓	✓	✓			£28 a month			

Information based on website data collected 20th February '08

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thePinnacles