











## 12 Long Henry

South Street • Park Hill • S2 5AW

Guide Price £210,000 - £230,000

Park Hill flats were originally designed by architects Jack Lynn and Ivor Smith, often referred to as 'streets in the sky'. In 1998 Park Hill was given Grade II\* listed building status and was later renovated by developers Urban Splash. This two-bedroom apartment forms part of the exemplary renovation by architects Hawkins/Brown and Studio Egret West. Long Henry is located on the 9th floor of the development, with stunning views over the city. The front door leads to an entrance lobby featuring, underfloor heating, concrete walls, and oak flooring which runs throughout the ground floor. The kitchen has a fresh, light and airy feel with white base units and wraparound matching worktops. Fully integrated appliances include a washer/dryer, oven, hob, extractor, fridge and freezer with floor to ceiling storage units. Floor to ceiling windows allow an abundance of natural light, with access onto the private decked balcony offering panoramic views of the communal gardens. Stairs rise to the first floor, complemented by neutral walls, grey carpets, exposed concrete and floor to ceiling glazed windows creating a light and airy feel. Bedroom 1 is front facing commanding fabulous views over the city with a sliding window. Bedroom 2 is rear facing looking over the communal areas with single balcony. The bathroom features a Vitra white suite including bath with overhead shower, hand wash basin and WC. Within the storage cupboard is an air filtration system providing permanent mechanical ventilation to the entire property. Space heating and hot water are provided by the Sheffield District Energy Network which produces sustainable energy from un-recyclable waste. Underfloor heating throughout the apartment is controlled through individual thermostats for each room. Landscape Architects Grant Associates designed the rear communal garden, a table tennis table, designer seating, wildflower beds, copses of silver birch and large lawns all make it unique to Park Hill. Car parking spaces are available for rent for £50/month. Despite its close proximity to the city centre, there are numerous green spaces and cycle routes very close by including Sheaf Valley Park. Park Hill is ideally located in the heart of the city with excellent transport links and amenities including a local tram stop and the main line train station.









- 2 Bedroom Architect Designed Iconic Apartment
- Balcony & Panoramic Views Over the Communal Gardens
- Open Plan Dining, Kitchen & Living Space
- Integrated Kitchen Appliances
- Exposed Concrete Elements

- Air Filtration & District Heating System
- Landscaped Gardens by Grant Associates
- City Centre Location
- Service Charge £213.97/month
- Council Tax Band B, EPC Rating B







# 12 LONG HENRY SOUTH STREET

APPROXIMATE GROSS INTERNAL AREA = 82.1 SQ M / 883 SQ FT

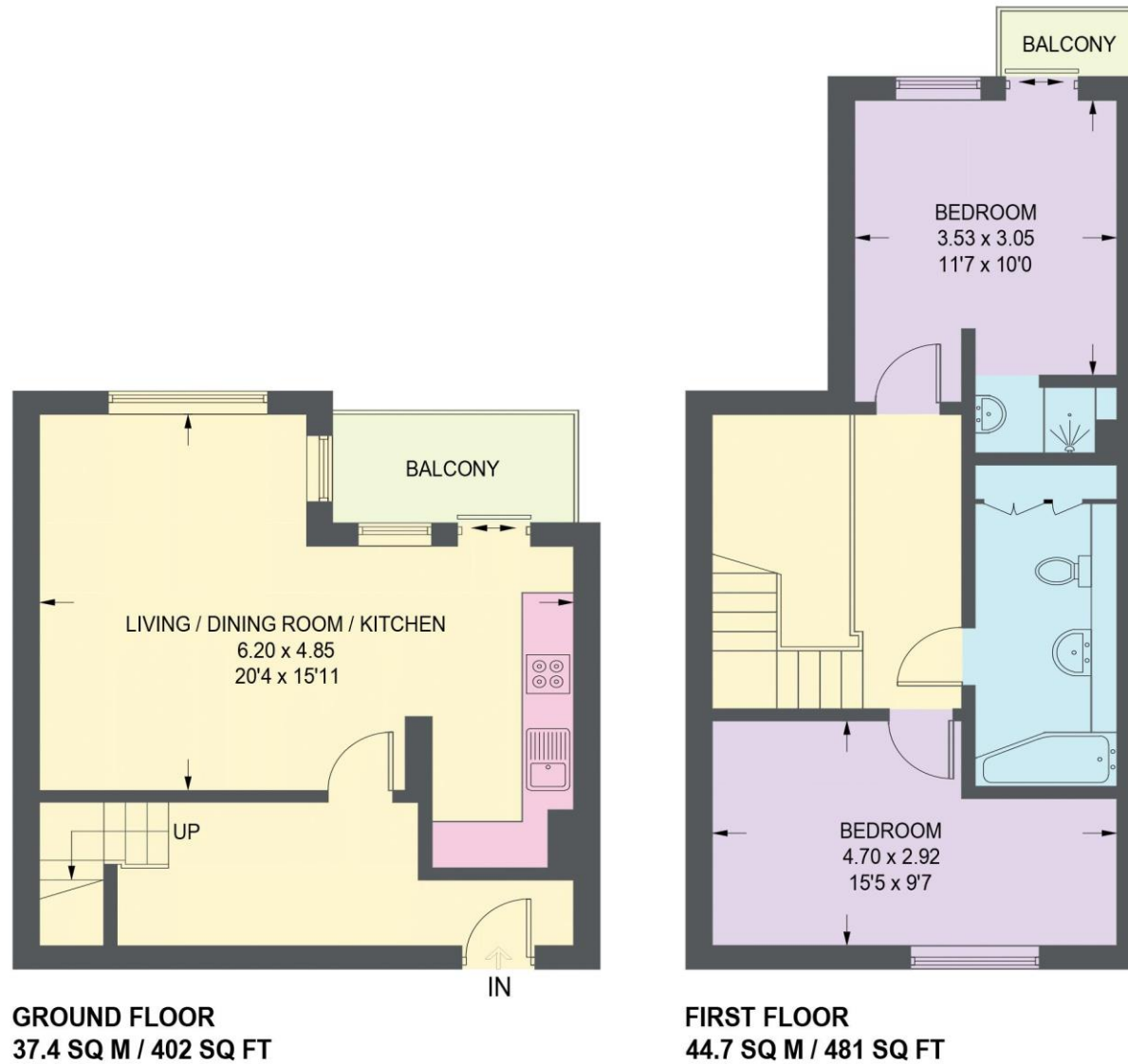


Illustration for identification purposes only, measurements are approximate, not to scale.





haus

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