











## 39 Long Henry

South Street • Park Hill • S2 5AW

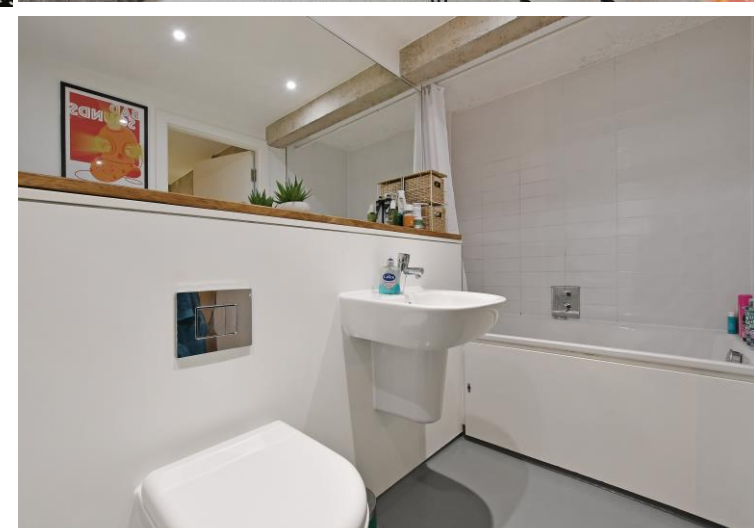
Guide Price £210,000 - £230,000

Superb, iconic two bedroom apartment, measuring an impressive 883 sq ft which forms part of the Park Hill flats, often referred to as 'streets in the sky'. Long Henry is located on the 9th floor of the development, with stunning, panoramic views over the city. In 1998 Park Hill was given Grade II\* listed building status and was later renovated by developers Urban Splash. The front door leads to an entrance lobby featuring, 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 in the open plan flexible living area allow an abundance of natural light, with access onto the private decked balcony offering panoramic views towards the city centre. Stairs rise to the first floor, complemented by neutral walls, carpet, 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. 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. Landscape Architects Grant Associates designed the rear communal garden with silver birch and large lawns all make it unique to Park Hill. Car parking spaces are available for rent. 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 With Panoramic Views Over City Centre
- Open Plan Dining, Kitchen & Living Space
- Integrated Kitchen Appliances
- Exposed Concrete Elements
- Air Filtration & District Heating System
- Landscaped Gardens by Grant Associates
- Lease 249 years from 14/4/2009 No Ground Rent
- Service Charge £2568pa - Plumlife
- Council Tax Band B, EPC Rating B







# 39 LONG HENRY

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

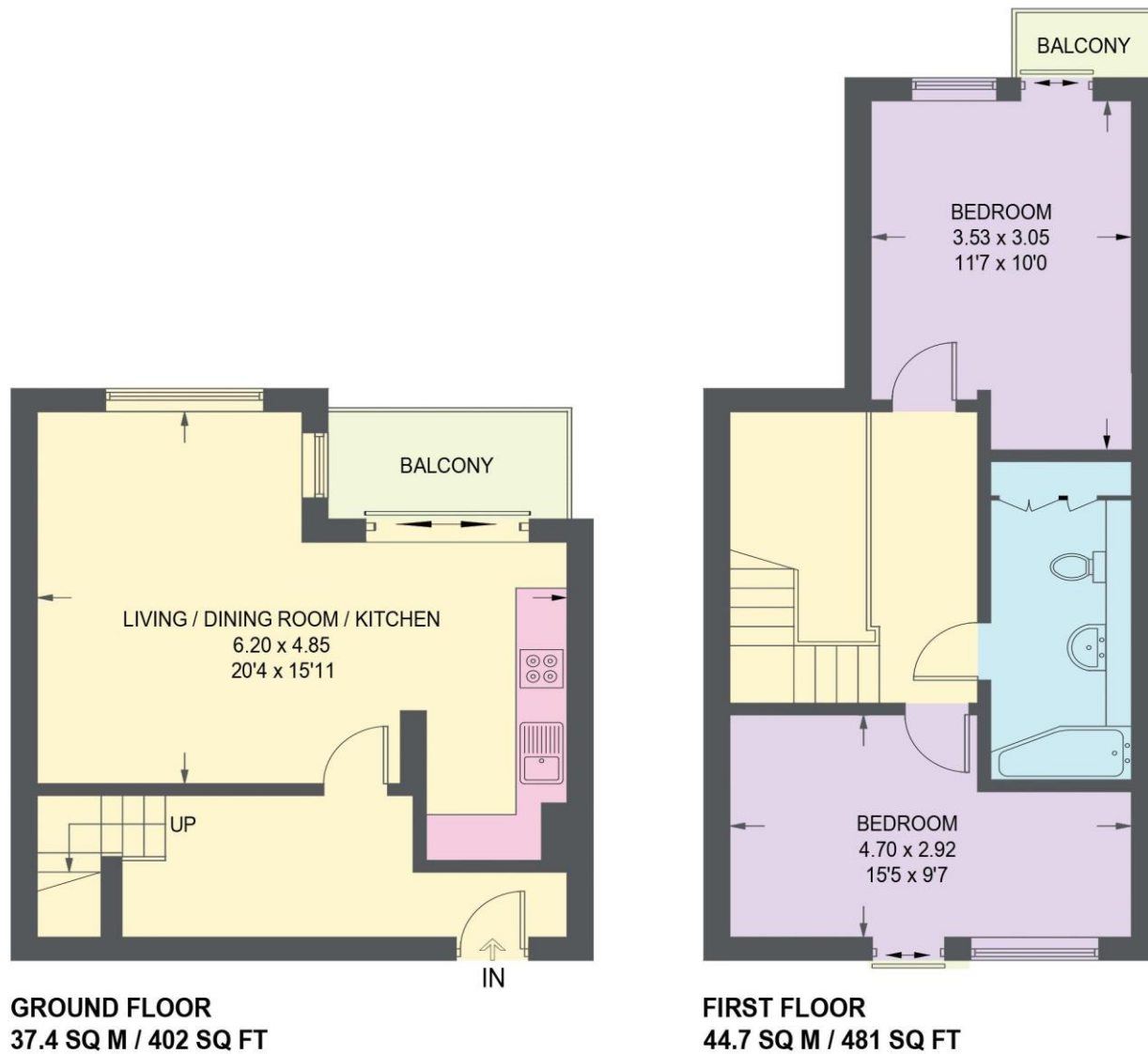


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://haushomes.co.uk)

0114 276 8868