







12 Norwich

South Street • Park Hill • S2 5AY

Guide Price £210,000 - £230,000

A fabulous 2 double bedroom duplex apartment located on Norwich Street, the sought after top floor of the iconic Park Hill development offering stunning views. Park Hill flats were originally designed and completed in 1961, 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. The apartment features concrete walls, aluminium framed double-glazed windows, glazed and panel doors along with exposed concrete beams and oak flooring throughout the property. The kitchen, dining and living space feature concrete walls and beams along with underfloor heating. The kitchen has a fresh, light and airy feel with contemporary white wall and base units and complementary wraparound worktops. Fully integrated appliances include an oven, hob, extractor, fridge and freezer with floor to ceiling storage units. The living/dining area features full height windows and iconic balcony with views over the communal gardens and Park Hill development. Bedroom 1 overlooks the development with floor to ceiling windows, single balcony, shower and handwash basin. The second double bedroom offers panoramic city centre views. The bathroom hosts a 3-piece white suite with overhead shower and anti-slip rubber flooring. 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. Car parking spaces and bike storage are available. Despite its close proximity to the city centre, there are numerous green spaces and cycle routes very close by including Sheaf Valley Park with its amphitheatre. Park Hill is occupied by many design led businesses in its commercial space. 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 with direct 2-hour trains to London. The nearby Parkway leads to the M1 motorway. Industrial hip Kelham Island is just a stroll away. Meadowhall Shopping Centre is on the tram route.





- Architect Designed Iconic Apartment
- 2 Double Bedrooms
- Open Plan Dining, Kitchen & Living Space
- Under Floor Heating & District Heating System
- Panoramic Views Across the City
- Studio Egret West Design Interior
- Landscaped Gardens by Grant Associates
- £227.78 per month from 1st April 2025-Plumlife
- Lease 249 years from April 2009 no GR
- Council Tax Band B, ECP Rating C

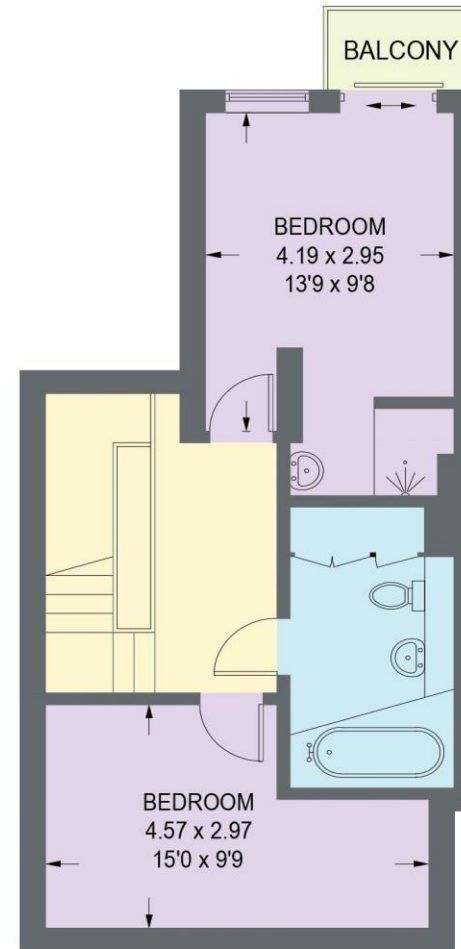


12 NORWICH

APPROXIMATE GROSS INTERNAL AREA = 76.7 SQ M / 825 SQ FT



GROUND FLOOR
32.0 SQ M / 344 SQ FT



FIRST FLOOR
44.7 SQ M / 481 SQ FT

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

(IDMRP2025)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868