







122 Norwich

Pat Midgley Lane, Park Hill • Sheffield • S2 5DY

Guide Price £160,000 - £170,000

Park Hill flats is an iconic Grade II* listed building, often referred to as 'streets in the sky'. This one-bedroom apartment is located phase Two on Norwich, the top street of the development, being the only one bedroom occupying a top floor position in Phase Two. The building was originally constructed between 1957 and 1961. Urban Splash took on the regeneration in 2004 and started work on Phase One in 2009. Work on Phase Two began in 2019 by architects Mikhail Riches. The development won the RIBA Yorkshire Award 2024 and was shortlisted for the RIBA Stirling Prize in the same year. The apartment benefits from Wi-Fi controlled electric heating, double glazing and a fabulous city centre location. Will be of interest to both owner-occupiers and investors. The front door leads to an entrance lobby featuring concrete walls, and solid oak flooring. Stairs lead to a generous landing area. The kitchen, dining and living space features crisp white and 2 generous windows allowing a stream of natural lights and far-reaching views over the city. The kitchen has a fresh, light and airy feel with matte white wall and base units with solid ply worktops and LED under counter strip lights. Fully integrated appliances include an oven, hob, extractor and fridge. The bedroom is generously proportioned presented in a neutral palette and carpet, overlooking the communal gardens, enhanced by a stunning south facing balcony accessed via French door. The shower room is partially tiled providing a shower, hand wash basin, WC and chrome heated towel rail. Landscaped communal gardens gardens exclusive phase 2 residents are accessed by key fob. On the ground floor of the development residents can enjoy the delights of South Street Kitchen, Pearl wine bar, and furniture retailer Nest, plus local convenience store and barbers. Car parking spaces are available at £150 per quarter, or £600 per annum. 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 a short walk to the local tram stop and the main line train station. Service Charge £1,238.09 (2025/26) Lease 249 years from and including 14 April 2009, No Ground Rent Council Tax Band A, EPC Rating C





- 1 Bedroom Duplex Apartment
- Iconic Grade II* Listed Building
- Located on Norwich, 7th Floor
- Fabulous City Centre Location
- Modern Kitchen & Integrated Appliances

- Fabulous Views Over the City & Communal Gardens
- Car Parking Spaces are Available £150 per quarter
- Service Charge £1,238.09 pa (2025/26)
- Lease 249 years 14 April 2009, No Ground Rent





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APPROXIMATE GROSS INTERNAL AREA = 46 SQ M / 494 SQ FT



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

(IDMRP2025)



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