









## 42 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. No chain. The kitchen, dining and living space features crisp white walls, concrete beams and wooden floors. 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, washing machine, fridge and freezer with floor to ceiling storage units. The living/dining area features full height windows and single balcony with views over Sheffield city centre. There are 2 good sized double bedrooms one located on the ground floor featuring iconic Park Hill balcony offering far reaching city views and a further double bedroom on the first floor overlooking the landscaped communal gardens and Park Hill development. The bathroom is equipped with a modern 3 piece white suite and storage cupboard housing 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. 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 short walk to the local tram stop and the main line train station.









- Iconic Park Hill Development
- 2 Double Bedrooms
- Located on Norwich, Top Floor
- Open Plan Dining, Kitchen & Living Space
- Panoramic Views Across the City
- Landscaped Communal Gardens
- Aluminium Framed Double-Glazed Windows
- Lease 249 years from 14-04-2009
- Service Charge £2,733.60 pa Urban Splash
- Council Tax Band B, EPC Rating D

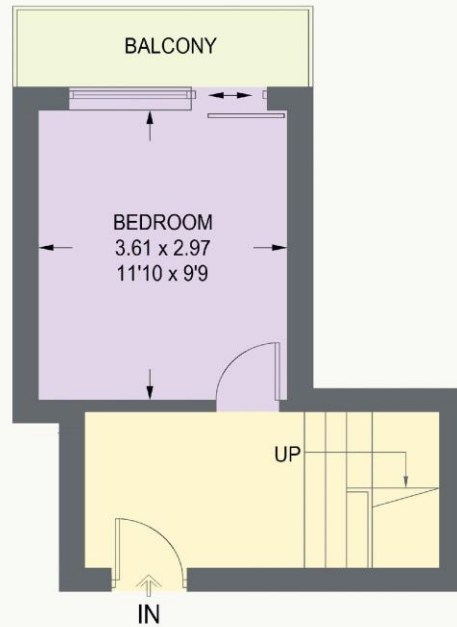






# 42 NORWICH

APPROXIMATE GROSS INTERNAL AREA = 79.0 SQ M / 850 SQ FT



**GROUND FLOOR**  
**19.0 SQ M / 204 SQ FT**



**FIRST FLOOR**  
**60.0 SQ M / 646 SQ FT**

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

(IDM/RFP2025)





haus

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