

2 Hague

South Street • Park Hill • S2 5AS

Guide Price £200,000 - £220,000

Park Hill flats, often referred to as 'streets in the sky' were given Grade II* listed building status and later renovated by developers Urban Splash. This two double bedroom apartment is located on Hague, situated between level 5 and 6 offering stunning views over the city and communal gardens. Benefits from a generous balcony, with both underfloor heating and column radiators, being one of very few with this unique layout. The private entrance opens into a generous lobby providing ideal storage for large items, like bicycles. Stairs descent to a flexible hallway offering potential for storage or study area, complete with larger than average storage cupboard housing the water and heating system. The open plan living area overlooks the Park Hill development with full length windows and decked balcony, featuring, underfloor heating, column radiators, concrete walls, and oak flooring. The kitchen is a modern white design providing integrated oven, electric hob, dishwasher, fridge and freezer. Sliding doors then flow through to the main double bedroom alongside a second double bedrooms which both take full advantage of the far-reaching city views through iconic full height windows. The bathroom is equipped with a Villeroy & Boch modern white suite, partially tiled. 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. 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. Service Charge £232.76 pcm - Plum Life Lease Started 2009 for 250 years – No Ground Rent Council Tax Band B, EPC TBC





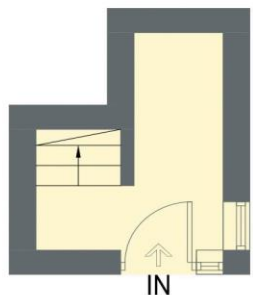
- 2 Bedroom Architect Designed Iconic Apartment
- Balcony With Panoramic Views Over Communal Gardens
- Open Plan Dining, Kitchen & Living Space
- Integrated Kitchen Appliances
- Exposed Concrete Elements
- City Centre Location
- Landscaped Gardens by Grant Associates
- Service Charge £232.76 pcm - Plum Life
- Lease Started 2009 for 250 years
- Council Tax Band B, EPC TBC



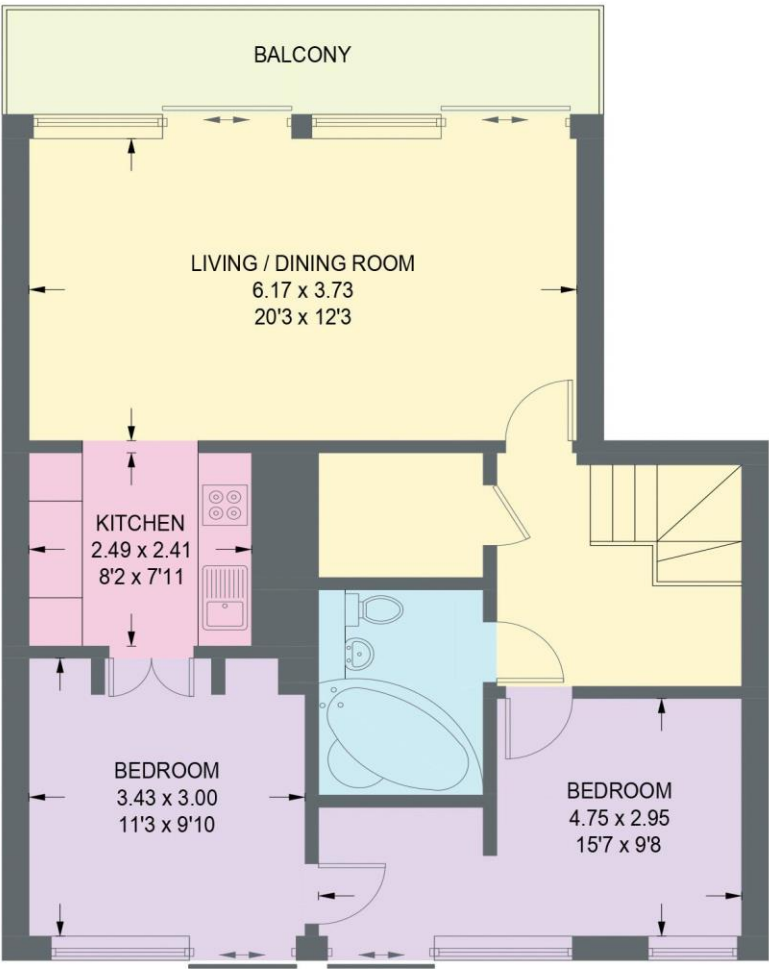


2 HAGUE

APPROXIMATE GROSS INTERNAL AREA = 77.0 SQ M / 828 SQ FT



SIXTH FLOOR
4.5 SQ M / 48 SQ FT



FIFTH FLOOR
72.5 SQ M / 780 SQ FT

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



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