



Lord Mews, Pat Midgeley Lane,  
Sheffield, S2 5DU



### OIRO £270,000

- Iconic Grade II\* Listed Building
- Ground Floor
- Private Outdoor Space to Front and Rear
- Permit Parking available at £150 Per Quarter
- Very Spacious and Light
- Private Entrance to front and rear
- Leasehold
- EPC rating D

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# Belvoir



Belvoir are pleased to present this exceptional two-bedroom, two-bathroom ground floor apartment, set within a Grade II\* listed modernist building, newly refurbished in 2022 by award-winning architect Mikael Riches. This RIBA-nominated development forms part of the iconic Park Hill Flats regeneration—one of the UK's most celebrated urban renewal projects, blending historic architectural significance with contemporary city living.

This beautifully designed apartment offers an abundance of natural light, with floor-to-ceiling windows throughout creating a bright and airy living environment. The open-plan living, dining, and kitchen area is particularly spacious, ideal for both relaxing and entertaining, with two sliding doors opening directly onto a private rear terrace.

The property benefits from two private outdoor spaces—one to the front and one to the rear—providing excellent options for outdoor dining, relaxation, or entertaining.

The modern kitchen is fully integrated, featuring a fridge, freezer, dishwasher, oven, and hob, all seamlessly incorporated into the sleek design and included within the sale.

The master bedroom is a generously sized double, complete with access to a stylish en-suite shower room, comprising an enclosed shower, WC, wash basin, and heated towel rail. The second bedroom is also a comfortable double and features sliding doors opening onto the front terrace.



The family bathroom is notably larger than average and showcases a distinctive industrial aesthetic, with exposed concrete finishes, alongside a bath, WC, and wash basin.

Additional architectural features include exposed concrete beams in the hallway and kitchen, further enhancing the property's modernist character. The apartment further benefits from its own private boiler system, meaning it is not connected to the district heating scheme that many properties within the development rely on—offering greater control over heating and energy usage.

The development itself is home to a growing community of independent businesses, including a cocktail bar, wine bar, vegetarian cafe, and barbers, all contributing to the vibrant and creative atmosphere Park Hill is becoming known for. Phase 4 of the development, located to the front of the apartment, is scheduled for completion in 2028 and will introduce additional landscaped green space along with new amenities, further enhancing the appeal of the area.

The location is superb, situated close to the city centre with excellent public transport links. A wide range of amenities are within easy reach, including swimming facilities, gyms, and a variety of cinemas, galleries, and theatres all within approximately a 15-minute walk, making it an ideal setting for those seeking a dynamic urban lifestyle.

This is a rare opportunity to acquire a unique home within a landmark development that perfectly balances heritage and contemporary design.

\*Lease remaining 232 years \*Service Charge £2697 per annum including insurance \*Ground Rent £0 peppercorn/zero \*Council Tax Band B \*As advised by Vendors

**Disclaimers and Advice:** We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.





**Belvoir**

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