







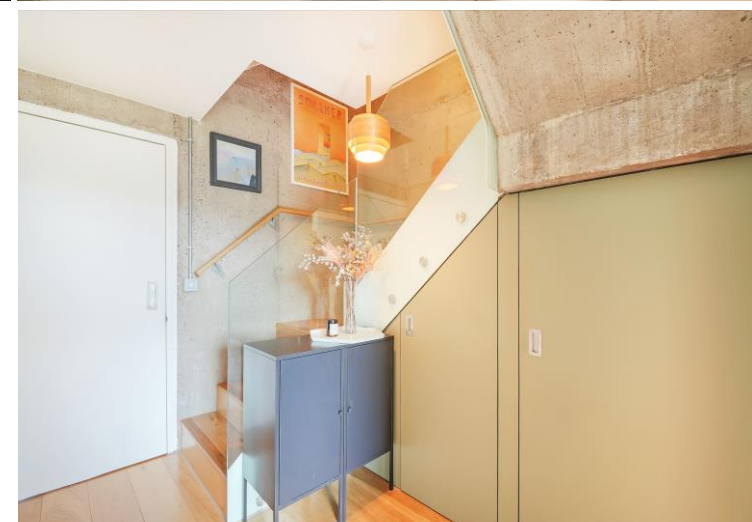
57 Norwich

South Street • Park Hill • S2 5AY

Asking Price £170,000

A stunning 1 bedroom apartment located on Norwich Street, occupying the sought-after top floor of the iconic Park Hill development and offering impressive city views. Park Hill is one of Sheffield's most recognisable architectural landmarks and is famously known as the "streets in the sky", creating a unique blend of original character and contemporary living. The apartment retains many of Park Hill's distinctive design features, including exposed concrete walls and beams, aluminium-framed double-glazed windows, glazed and panel doors, and beautiful oak flooring throughout. The front door opens into a welcoming entrance lobby featuring exposed concrete walls, solid oak flooring, a cloakroom area, and access to the lower living accommodation. Stairs descend to the inner hallway, with useful built-in concealed storage beneath the stairs. The main living area showcases the apartment's industrial character, with striking concrete finishes, exposed beams, and a cosy seating area. Clever use of space has created a dedicated office nook, ideal for home working. Sliding doors open onto a private balcony, providing a fantastic vantage point with panoramic views across the city. The modern kitchen has a fresh and airy feel, fitted with matte white wall and base units, solid plywood worktops, and a range of integrated appliances including an oven, hob, extractor, fridge, and washer/dryer. The rear-facing double bedroom overlooks the landscaped communal gardens and benefits from full-height windows, allowing plenty of natural light. Built-in storage and shelving provide excellent practicality, with additional space for wardrobes. The contemporary bathroom is fitted with a modern white suite, while a separate utility cupboard houses the boiler and provides further storage. Externally, residents have access to beautifully maintained communal gardens, with mature trees and established planting creating a peaceful green setting within the city. The regeneration of Park Hill has helped establish a vibrant community atmosphere, with independent bars, cafés, and amenities located within the development, alongside a growing range of local businesses and convenience facilities. Park Hill occupies an enviable position on the edge of Sheffield city centre, with restaurants, shops, theatres, leisure facilities, and everyday amenities all within easy walking distance. Sheffield railway station is nearby, offering excellent transport links to Manchester, Leeds, Nottingham, and London, while the city's universities and major employers are also easily accessible.





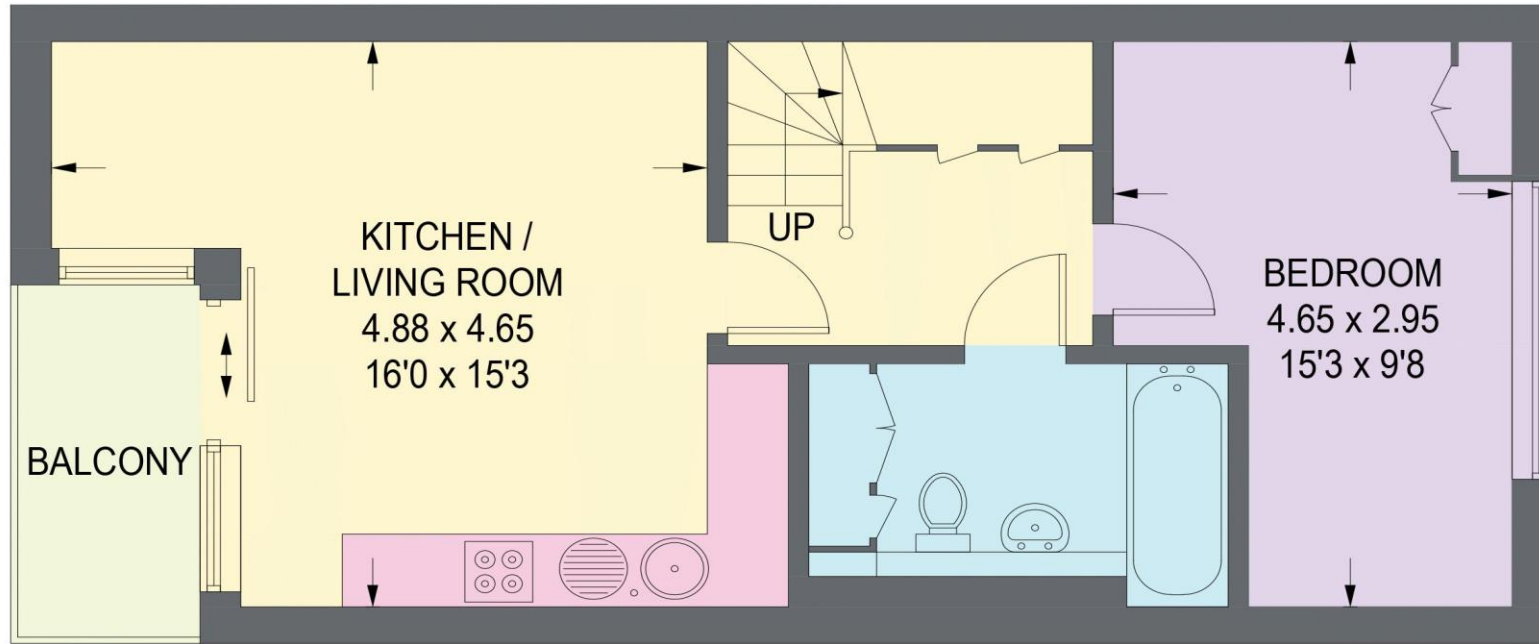
- 1 Bedroom Iconic Top Floor Apartment
- Open Plan Dining, Kitchen & Living Space
- Integrated Kitchen Appliances
- Exposed Concrete Elements
- Iconic Private Balcony

- Landscaped Gardens & Resident Amenities
- Leasehold - 249 years from April 2009
- Resident Parking Available to Rent
- Service Charge TBC
- Council Tax Band A, EPC Rating TBC

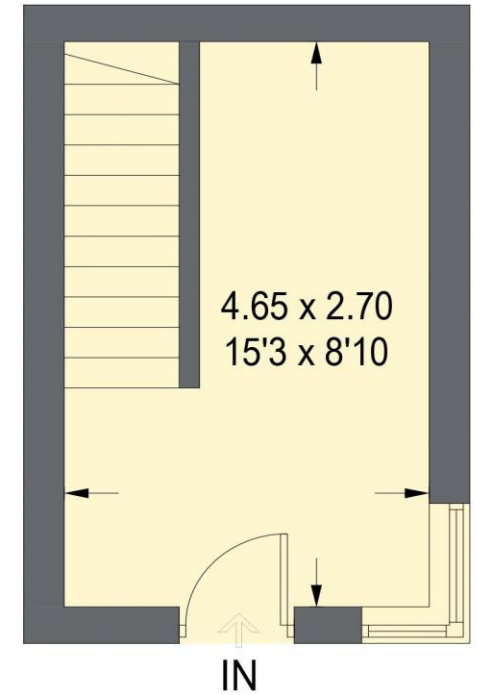


57 NORWICH, SOUTH STREET PARK HILL

APPROXIMATE GROSS INTERNAL AREA = 59.0 SQ M / 635 SQ FT



FIRST FLOOR
46.3 SQ M / 498 SQ FT



SECOND FLOOR
12.7 SQ M / 137 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1313558)



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