







Apt 70 Norwich

South Street • Park Hill • Sheffield S2 5AY

Guide Price £240,000 - £250,000

Set within Park Hill, an icon of post-war Modernism and Europe's largest listed building, this two-bedroom upper floor duplex apartment commands an enviable position with fabulous city centre, south-west facing, views and achieves a delicate balance between vibrant urban life with a lovely community feel and an enveloping sense of calm. The Park Hill Residents Group have created a friendly community with social events, complemented by a growing number of cafes, bars and eateries. Park Hill's Brutalist bones, originally conceived in the 1960s, have been artfully reimagined, with the building renovations being short-listed for the RIBA Stirling Prize, creating homes that pair architectural heritage with contemporary comfort. Number 70 is in Phase One, thought to be the best by many, on the upper floors to command the best views, with secure entry systems and lifts for access. Available for sale with vacant possession and no chain. The front door leads to a spacious entrance lobby featuring, concrete walls, and oak flooring which runs through into a generously proportioned double bedroom complemented by a decked balcony offering fabulous panoramic city centre views. Stairs rise to the upper floor, to a landing with a stylish glass balustrade and recess doors, leading through to the spacious open plan living area complemented by neutral decor, exposed concrete and floor to ceiling glazed windows offering a pleasant aspect and flooding the room with natural light. The kitchen has a fresh, light, and airy feel with solid ply and white-faced base units with matching worktops. Fully integrated appliances include an oven, hob, extractor, dishwasher, washer/dryer, fridge and freezer, with floor to ceiling storage units. A second double bedroom is complemented by floor to ceiling windows overlooking the communal gardens and Park Hill Development. The bathroom features a modern white suite including bath with overhead shower, hand wash basin with a wood shelf and mirror over, and WC. Within the storage cupboard is 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 which produces sustainable energy from un-recyclable waste. 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 proximity to the city centre, there are numerous green spaces and cycle routes 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. We believe the tenure is leasehold with a lease length of 249 Years from 2009. The sellers pay a peppercorn ground rent, and the service charge currently amounts to £2,733.36. Council Tax Banding B. EPC Rating C.





- 2 Double Bedroom Iconic Apartment
- South-West Views over the City Centre
- Open Plan Dining, Kitchen & Living Space
- Integrated Kitchen Appliances
- Ultra-Stylish Interior. A Must See
- Air Filtration & District Heating System
- Modern Kitchen & Bathroom
- Upper Floor Duplex with Balconies
- Lift & Stair Access
- Landscaped Gardens by Grant Associates



70 NORWICH, SOUTH STREET

APPROXIMATE GROSS INTERNAL AREA = 78.4 SQ M / 843 SQ FT



24.1 SQ M / 259 SQ FT



54.3 SQ M / 584 SQ FT

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



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