







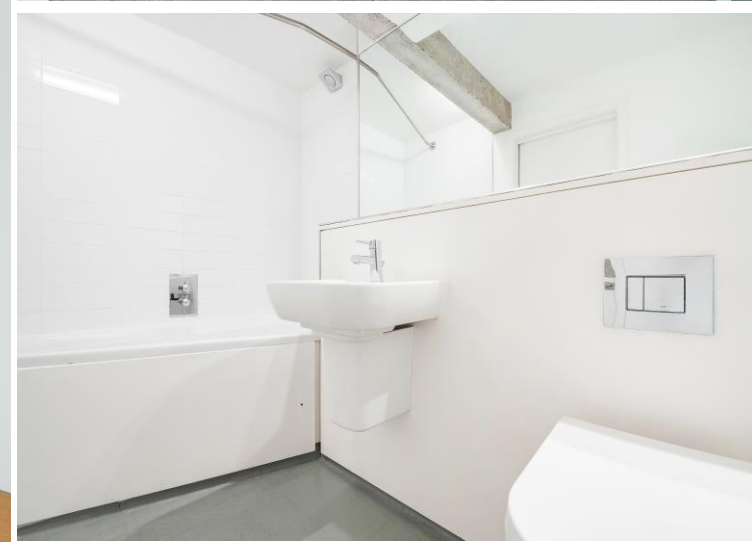
# 1 Norwich

South Street • Park Hill • S2 5AY

Guide Price £265,000 - £275,000

An outstanding three-bedroom architect-designed apartment occupying a prime top-floor position within the iconic Grade II-listed Park Hill development. One of the larger apartment styles available, this exceptional home benefits from a district heating system with underfloor heating throughout and enjoys breathtaking panoramic views across Sheffield city centre and the beautifully landscaped communal gardens. Designed to maximise light and space, the apartment showcases many of Park Hill's distinctive architectural features, including exposed concrete walls, full-height glazing, architect-designed concealed doors and striking private balconies overlooking the communal grounds. A private entrance opens into a welcoming hallway with cloakroom storage. On the entrance level is a generous double bedroom featuring a full-height window overlooking the communal gardens, neutral décor, exposed concrete detailing and fitted wall lights. The bedroom benefits from direct access to a private decked balcony and is served by a contemporary en-suite shower room. A staircase with a glass balustrade rises to the impressive open-plan living and dining area. Flooded with natural light from dramatic full-height glazing, this stunning space enjoys elevated views across Park Hill's landscaped grounds and distinctive architecture, with far-reaching glimpses towards the Sheffield skyline beyond. The room opens directly onto a second private decked balcony, creating an ideal space for relaxing or entertaining while taking in the views. The adjoining kitchen is fitted with a range of contemporary gloss wall and base units complemented by Corian work surfaces, glass splashbacks and integrated appliances, including an oven, electric hob, fridge, freezer and dishwasher. A door leads through to a rear-facing double bedroom enjoying further panoramic city views. This room connects to a versatile third bedroom or home office, which can also be accessed independently from the first-floor landing. Benefiting from full-height glazing and an abundance of natural light, this flexible space enjoys impressive skyline views and incorporates a recessed hanging rail area ideal for storage. The bathroom is fitted with a modern white three-piece suite, heated towel rail and complementary tiling. A generous storage cupboard houses the district heating system and provides additional practical storage. Externally, residents enjoy access to beautifully maintained communal gardens, with mature trees and established planting creating a surprisingly green and tranquil environment within the city. The ongoing regeneration of Park Hill has fostered a vibrant community atmosphere, with independent bars, cafés and amenities located within the development, including Pearl at Park Hill, alongside a growing selection of local businesses and convenience shopping. Park Hill occupies a highly convenient position on the edge of Sheffield city centre, placing a wealth of amenities, restaurants, shops, theatres and leisure facilities within easy reach. Sheffield Railway Station is just a short walk away, providing excellent connections to Manchester, Leeds, Nottingham and London, while the city's universities and major employers are also readily accessible. The development's elevated position affords spectacular views across Sheffield while remaining perfectly placed for commuters and those seeking a vibrant urban lifestyle. Lease 249 years from and including 14 April 2009 - No ground rent. Service Charge £3669.48pa - Plumlife



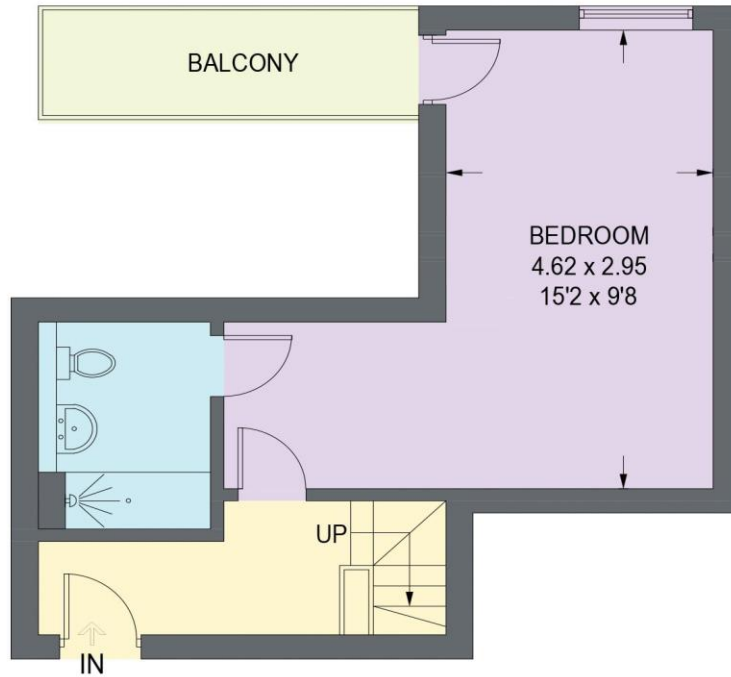


- Architect Designed Iconic Apartment
- 3 Double Bedrooms
- Bathroom & Ensuite Shower Room
- Air Filtration & District Heating System
- Fitted Kitchen & Integrated Appliances
- Spectacular Panoramic Views
- Car Parking Available to Rent
- Service Charge £3669.48 - Plumlife
- Lease 249 years from 14 April 2009
- Council Tax Band C, EPC Rating C

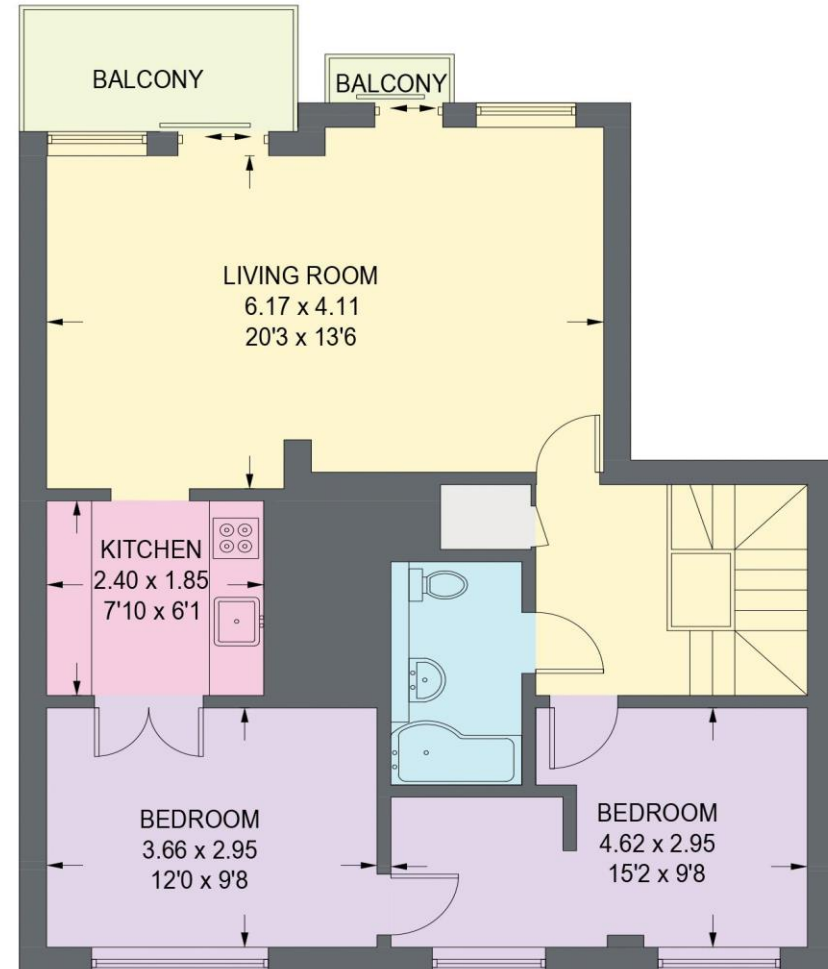


# FLAT 1 NORWICH, SOUTH STREET PARK HILL

APPROXIMATE GROSS INTERNAL AREA = 95 SQ M / 1021 SQ FT



FIRST FLOOR



SECOND FLOOR

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

(IDMRP2025)

