





58 Long Henry

South Street • Park Hill • S2 5AW

Guide Price £250,000 - £260,000

Superb, iconic two-bedroom apartment which forms part of the Park Hill flats, often referred to as 'streets in the sky'. Long Henry is located on the 9th floor of the development, with stunning, panoramic views over the city. In 1998 Park Hill was given Grade II* listed building status and was later renovated by developers Urban Splash. 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 decked balcony offering fabulous panoramic city centre views. Stairs rise to the first floor, 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 a washer/dryer, oven, hob, extractor and fridge/ 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 Vitra white suite including bath with overhead shower, hand wash basin 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 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. Leasehold: 249 years from 14/4/2009 Service Charge: £229.62pcm



- 2 Bedroom Architect Designed Iconic Apartment
- Panoramic Views Over the City Centre
- Open Plan Dining, Kitchen & Living Space
- Integrated Kitchen Appliances
- Exposed Concrete Elements

- Air Filtration & District Heating System
- Landscaped Gardens by Grant Associates
- City Centre Location
- Service Charge £229.62pcm
- Council Tax Band B & EPC Rating C

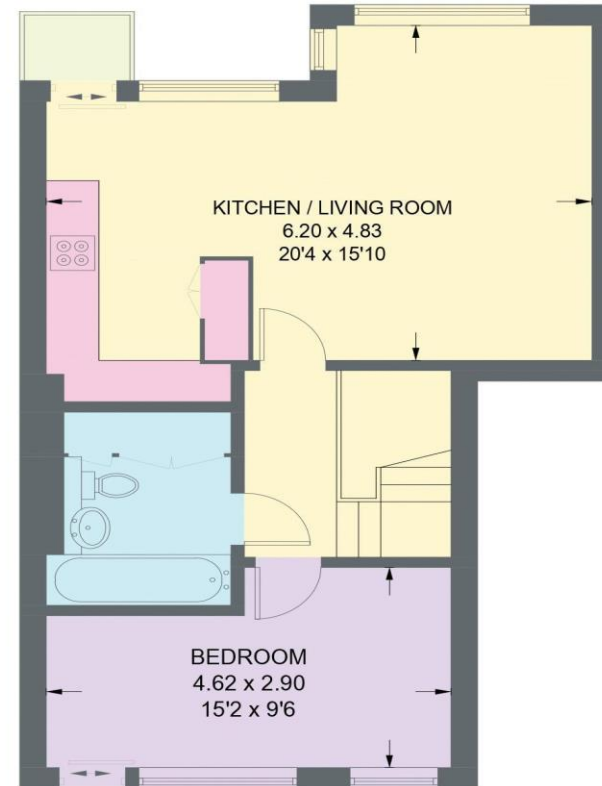


58 LONG HENRY, SOUTH STREET

APPROXIMATE GROSS INTERNAL AREA = 75.7 SQ M / 815 SQ FT



NINTH FLOOR
21.9 SQ M / 236 SQ FT



TENTH FLOOR
53.8 SQ M / 579 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.