





101 Hague

Park Hill • Sheffield • S2 5GS

Guide Price £160,000 - £170,000

Located on Hague Floor within the iconic Park Hill Flats Phase Two development, this stunning one-bedroom apartment perfectly blends architectural heritage with contemporary design while retaining the building's signature exposed concrete walls and historic character. Park Hill is one of Sheffield's most iconic residential developments, renowned for its striking Grade II* listed architecture and successful blend of historic character with contemporary city living. Enjoying spectacular views across the city skyline, the property benefits from electric storage heating, a secure intercom entry system, and is offered to the market with no onward chain. An excellent opportunity for first-time buyers, professionals, or investors seeking a stylish city home in one of Sheffield's most recognisable developments. A welcoming entrance hall offers a useful storage area beneath the stairs, ideal for bicycles, coats and shoes. Exposed concrete stairs lead to the first-floor landing, reflecting the building's distinctive architectural character. A bright and spacious open-plan living area featuring two front-facing windows enjoying far-reaching views towards Sheffield city centre and the open green space beyond. A sliding door opens onto a Juliet balcony, allowing plenty of natural light to flood the room. The flexible layout provides ample space for both living and dining furniture. The contemporary matte white fitted kitchen is equipped with an integrated oven, brand new induction hob, integrated fridge, tiled splashback, overhead units with under-cabinet lighting, and a built-in utility cupboard with plumbing for a washing machine. A generous double bedroom with ample space for wardrobes and additional furniture. A built-in cupboard houses the hot water tank, while doors open directly onto a private balcony overlooking the beautifully landscaped communal gardens. The room is finished with neutral décor and a brand new carpet. A modern, fully tiled shower room comprising a shower cubicle, wash hand basin, WC and chrome heated towel rail. Ideally positioned within walking distance of Sheffield city centre and the railway station, Park Hill offers exceptional convenience for commuters and those looking to enjoy everything the city has to offer. Residents benefit from a thriving on-site community with independent shops, creative studios and popular venues including South Street Kitchen and Pearl Bar, while nearby green spaces and excellent transport links further enhance the appeal. Combining vibrant urban living with a strong sense of community, Park Hill remains one of Sheffield's most sought-after residential addresses. Lease 249 years from and including 14 April 2009. Peppercorn rent. Service Charge £1300/year - RMG Living.



- One Bedroom Iconic Apartment
- Light & Airy Modern Interior
- Stunning City Skyline Views
- Private Balcony Overlooking Gardens
- City Centre Location Beside Train Station
- Resident parking Available to Rent
- Landscaped Communal Gardens
- Service Charge £1300/year - RMG Living.
- Lease 249 years from and including 14 April 2009
- Council Tax Band A, EPC Rating C



101 HAUGE, PARK HILL

APPROXIMATE GROSS INTERNAL AREA = 41.9 SQ M / 451 SQ FT

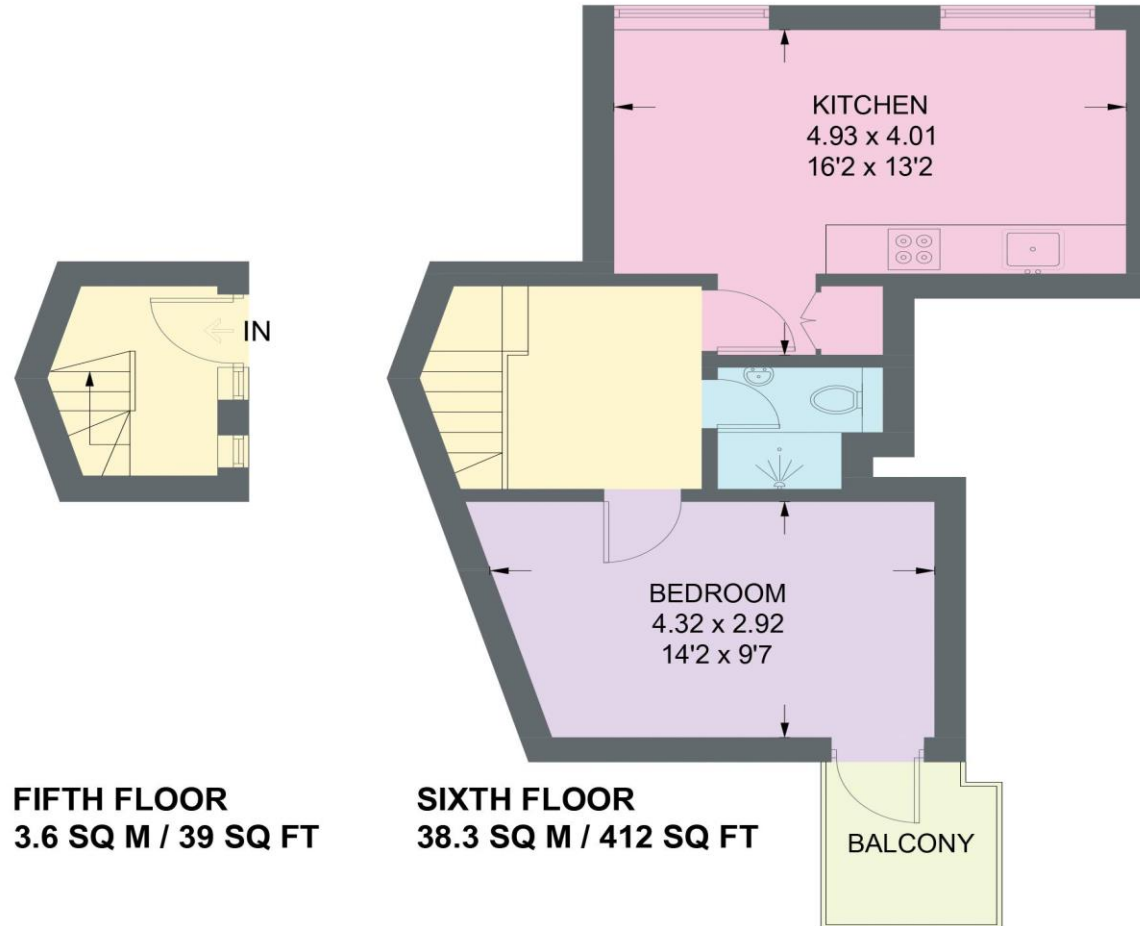


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.