











## 94 Norwich

Pat Midgley Lane • Park Hill • S2 5DY

Guide Price £225,000 - £235,000

Park Hill flats were originally designed by architects Jack Lynn and Ivor Smith, often referred to as 'streets in the sky'. In 1998 Park Hill was given Grade II\* listed building status and was later renovated by developers Urban Splash. This two double bedroom apartment located on Norwich, the 7th floor of the development, named Pat Midgley Lane after the late Sheffield Councillor. Benefits from electric heating, double glazing and a fabulous city centre location. Will be of interest to both owner-occupiers and investors. The front door leads to an entrance lobby featuring concrete walls, and solid oak flooring. The flexible living space is filled with natural light overlooking the communal gardens and commanding far reaching views. Sliding doors offer access to the balcony, a perfect outdoor, private space in which to relax. The kitchen has a fresh, light and airy feel with matte white wall and base units with solid ply worktops and LED under counter strip lights. Fully integrated appliances include a washing machine, oven, hob, extractor, fridge and freezer. Stairs rise to offer 2, neutral, stylish double bedrooms offering views to both front and rear, overlooking communal green space. The bathroom is fitted with a 3-piece modern white suite, overhead shower, floating handwash basin and WC, partially tiled with contrasting floor. 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 for £50/month. 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.





093

094

091 092





- Architect Designed Iconic Apartment
- 2 Double Bedrooms
- Open Plan Dining, Kitchen & Living Space
- Exposed Concrete Elements & Balcony
- Modern Bathroom & Master Ensuite

- Walking Distance of City Centre & Train Station
- Landscaped Gardens by Grant Associates
- Length is 249 years from 2009, No Ground Rent
- Service Charge £408.45 per quarter
- Council Tax Band B & EPC Rating C







# 94 NORWICH, PAT MIDGLEY LANE

APPROXIMATE GROSS INTERNAL AREA = 76.2 SQ M / 820 SQ FT



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





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868