







4 Lord Mews

Pat Midgley Lane • Park Hill • S2 5DU

Guide Price £230,000 - £245,000

Situated in the iconic development of Park Hill is this fabulous 2 double bedroom and 2-bathroom ground floor garden apartment. Retains the original character of the property, whilst giving it a contemporary design and modern feel. Larger size apartment, benefitting from fabulous light and airy open plan living space overlooking the stunning communal gardens. Features a private south facing patio creating a superb outlook and enclosed front garden. The property benefits from electric heating, double glazing, and the option of parking spaces available for rent. An impressive hallway leads straight through to the open plan living space offering impressive views of the communal garden, though full length windows and patio doors creating a seamless link to the private south facing patio, adjoining the landscaped flower garden. Exposed concrete and simple contemporary style is in keeping with the iconic Park Hill development. The kitchen is fitted with sleek, modern white units with solid ply worktops and integrated appliances, including an oven, electric hob, fridge, freezer, dishwasher, and washing machine. Bedroom one is generously proportioned incorporating an en-suite shower room complete with large walk-in cubicle and heated towel rail. Bedroom two benefits from patio doors that lead out onto the front of the property. The bathroom is partially tiled featuring exposed concrete and is equipped with a modern 3 piece white suite. 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.





- Larger Size Ground Floor Garden Apartment
- Situated in the Iconic Development of Park Hill
- 2 Double Bedrooms & 2 Bathrooms
- Approximately 899 Sq Ft
- Original Character with Modern Feel. A Must See!
- South Facing Patio with Fabulous Outlook
- Car Parking Spaces Available for Rent
- Annual Service Charge is approx. £1,900
- Length of Lease is approx. 240 years
- Council Tax Band B, EPC Rating D



4 LORD MEWS

APPROXIMATE GROSS INTERNAL AREA = 83.5 SQ M / 899 SQ FT

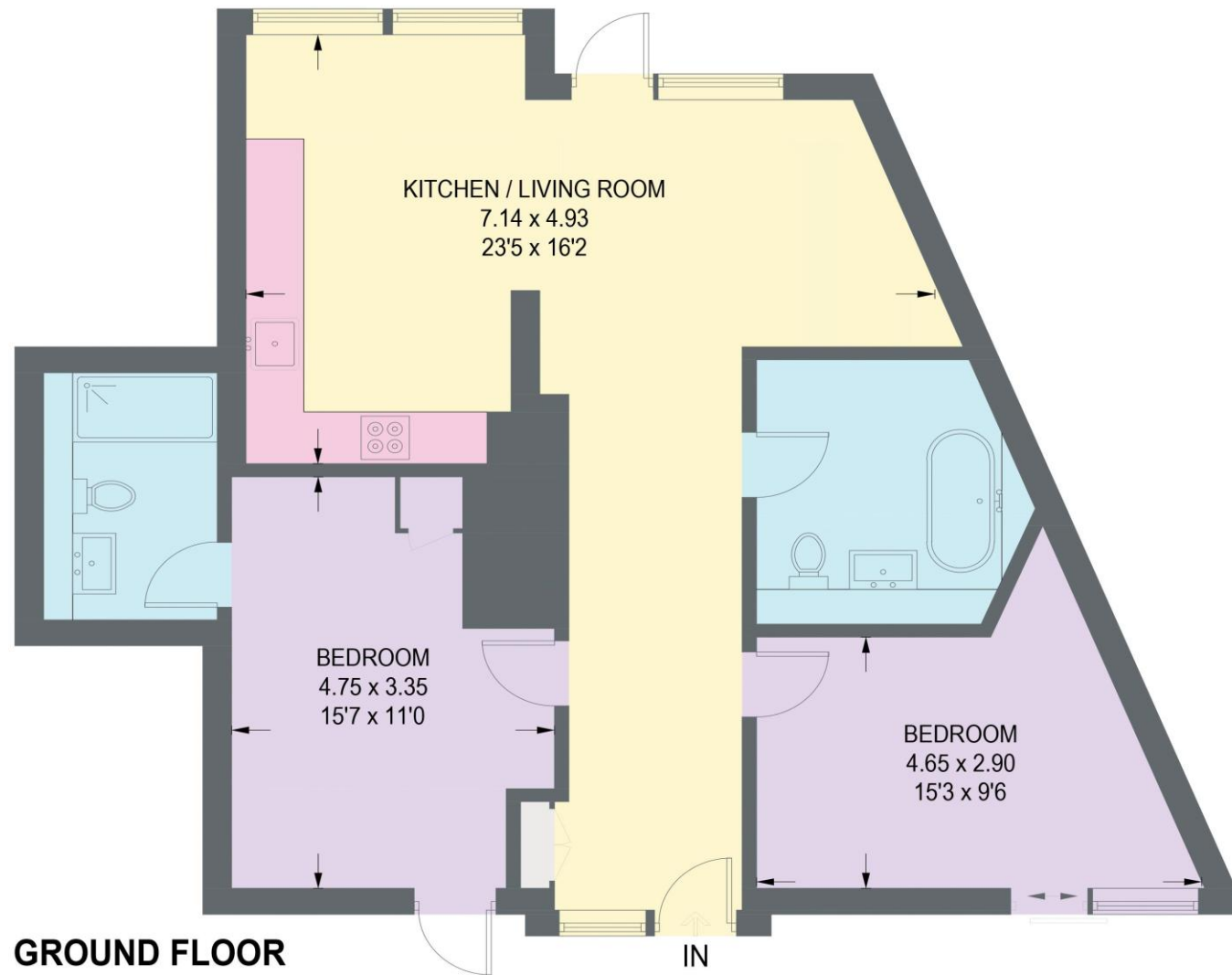


Illustration for identification purposes only,
measurements are approximate, not to scale.



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