



Spencer.

25, Hague, Park Hill, S2 5AS

## Buy —

Own your part of the iconic Park Hill development in the heart of Sheffield with this larger than average, one double bedroom apartment with superb city views and garden views.

— from *Spencer.*

- Available with no onward chain
- Larger than average, one double bedroom apartment
- Beautifully presented throughout
- Open plan kitchen diner and lounge with ample room for a study
- Stunning views across the city
- Iconic Grade II listed Park Hill development
- Excellent sought-after location
- Council Tax band-A
- EPC Rating- B
- [what3words///knots.bronze.cope](https://www.what3words.com///knots.bronze.cope)

Offers Around

**£190,000**













# Floorplan

## 25 HAGUE STREET

APPROXIMATE GROSS INTERNAL AREA = 71.9 SQ M / 774 SQ FT

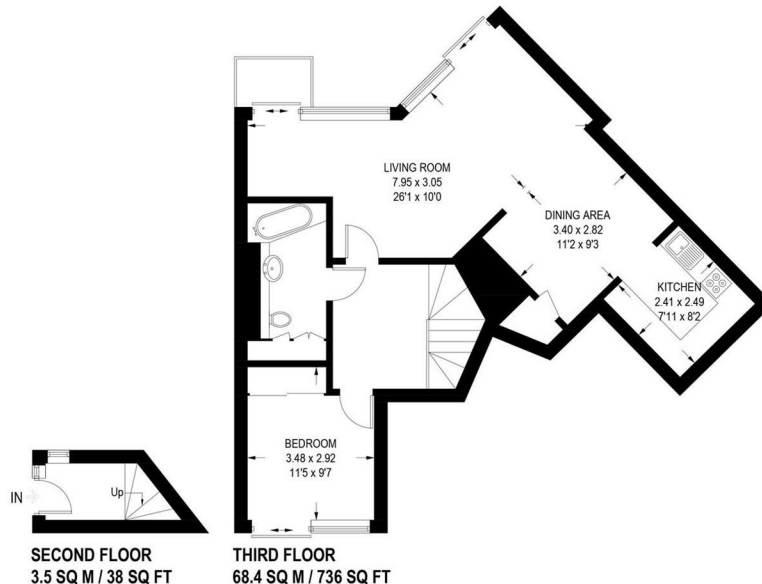


Illustration for identification purposes only, measurements are approximate, not to scale.

**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

**SpencersAgents**  
**SpencersAgents**  
**SpencersEstateAgents**

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948