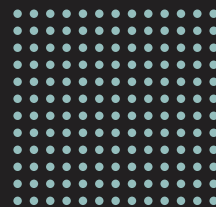
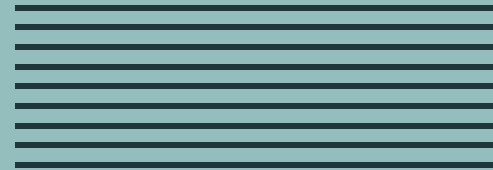




IP GLOBAL



Langford Tower

Sheffield

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Langford Tower

Langford Tower is a landmark development situated in one of the most sought-after postcodes in Sheffield. With its premium location next to the Inner Ring Road in the city centre, the building is undergoing an extensive refurbishment to offer modern apartments to young working professionals and students. The development provides convenience with easy access to the city's amenities, including shopping centres, dining venues, transportation, universities and city parks.

Towering 21 storeys, Langford Tower offers incredible views across Sheffield. All apartments present a fresh industrial style decor with plenty of light from the floor-to-ceiling windows and open-plan kitchens to maximise living space.





AREA MAP

The perfect blend of vibrant city living and serene comfort. With a wealth of shops, cafes, and cultural hotspots just a stroll away, residents can enjoy the energy of urban life while retreating to a peaceful, well-connected neighborhood. It's the ideal location for those seeking convenience, community, and modern living in one of the UK's most dynamic cities.



Amenities

- 1 Waitrose
4 min walk
- 2 ALDI
7 min walk
- 3 Fitness Centre
9 min walk / 3 min cycle
- 4 Marks and Spencer
12 min walk / 4 min cycle
- 5 Hanover Medical Centre
8 min walk

Education

- 1 Broomhall Nursery School & Children's Centre
11 min walk / 4 min cycle
- 2 Springfield Primary School
12 min walk / 4 min cycle
- 3 Sheffield Hallam University - City Campus
13 min walk / 2 min cycle / 6 min public transport / 3 min drive
- 4 The University of Sheffield
15 min walk / 7 min cycle / 11 min public transport / 3 min drive

POI

- 1 The Moor Market Sheffield
8 min walk
- 2 Sheffield Town Hall & Peace Gardens
14 min walk / 4 min cycle / 7 min drive
- 3 Graves Gallery & Millennium Gallery
17 min walk / 5 min cycle / 10 min public transport / 8 min drive
- 4 Lyceum Theatre & Crucible Theatre
17 min walk / 5 min cycle / 10 min public transport / 8 min drive
- 5 O2 Academy Sheffield
19 min walk / 5 min cycle / 9 min public transport / 6 min drive
- 6 Orchard Square Shopping Centre
17 min walk / 5 min cycle / 14 min public transport / 7 min drive
- 7 Sheffield Cathedral
19 min walk / 6 min cycle / 14 min public transport / 9 min drive

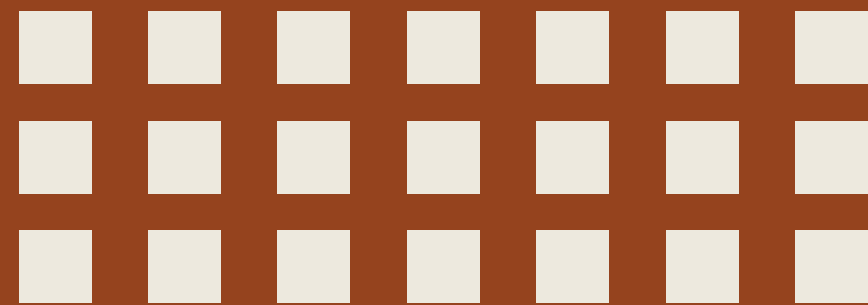
F&B

- 1 Division St: selection of cafes & restaurants & bars
10 min walk
- 2 West St: selection of cafes & restaurants & bars
12 min walk



INTERIOR

Although Sheffield is a city in which the history manifests through the architecture, Langford Tower is contemporary in design with views of the city.









Actual Photograph - Not a CGI





Actual Photograph - Not a CGI



Actual Photograph - Not a CGI





SPECIFICATION

COMMON AREAS & AMENITIES

- Entrance lobby with feature reception desk in a fresh industrial style decor
- Individual post boxes for each apartment located in entrance hallway
- CCTV throughout the building common areas
- Tasteful lighting throughout all building common areas
- Two Passenger lifts
- Secure cycle storage
- Quiet enclosed workspace and private meeting room
- Common space at ground level with generous lounges, games/pool table, and vending machines
- Firefighting Stairwell

GENERAL APARTMENT DETAILS & FINISHES

- Wood style Vinyl planks in kitchen and living areas
- High quality carpet underlay in the bedrooms
- Subtle off-white wall paint with MDF skirting throughout the living spaces
- Open-plan kitchen and living space
- Floor to ceiling windows

KITCHENS

- Contemporary open kitchens. Handle-less cabinets with soft closing mechanism and concealed pelmet lighting
- Polished solid surface worktops
- Stainless-steel sinks
- Deck mounted black tap
- Bosch Appliances (or similar) - Fridge Freezer/ Oven / Ceramic Hob / Extractor Fan

BATHROOMS / ENSUITES

- Porcelain tiled walls and floors
- Elegant branded fittings
- Luxurious designer sanitary ware, wall hung WC with concealed cistern and flush plate
- Efficiently heated towel rails
- Modern wash basin and countertops
- Matt black electric heated towel warmer
- Black LED round Mirror
- Integrated bathtub with glass screen and with overhead shower. Fixed shower head with separate hand held shower fitment and bath mixer in brushed brass finish

LIGHTING

- Two Matt Black feature pendant lights in bathrooms
- Recessed matt black spotlights in living space and kitchen
- Recessed spotlights in bedrooms
- Feature pendant lights

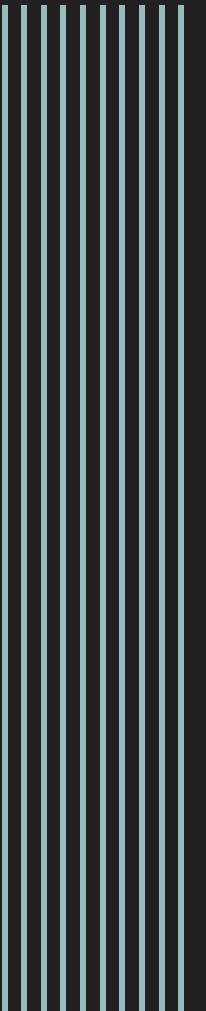
TECHNICAL FEATURES

- Electric wall mounted panel heaters for each apartment
- All apartments have utilities meters for electric and water
- Each apartment is fitted with sprinkler and fire detection installed
- All apartments have structured cabling for internet access
- Black light switches with black insert. Screwless matt black sockets

* Specifications are correct as time of printing and may be subject to change as project develops.



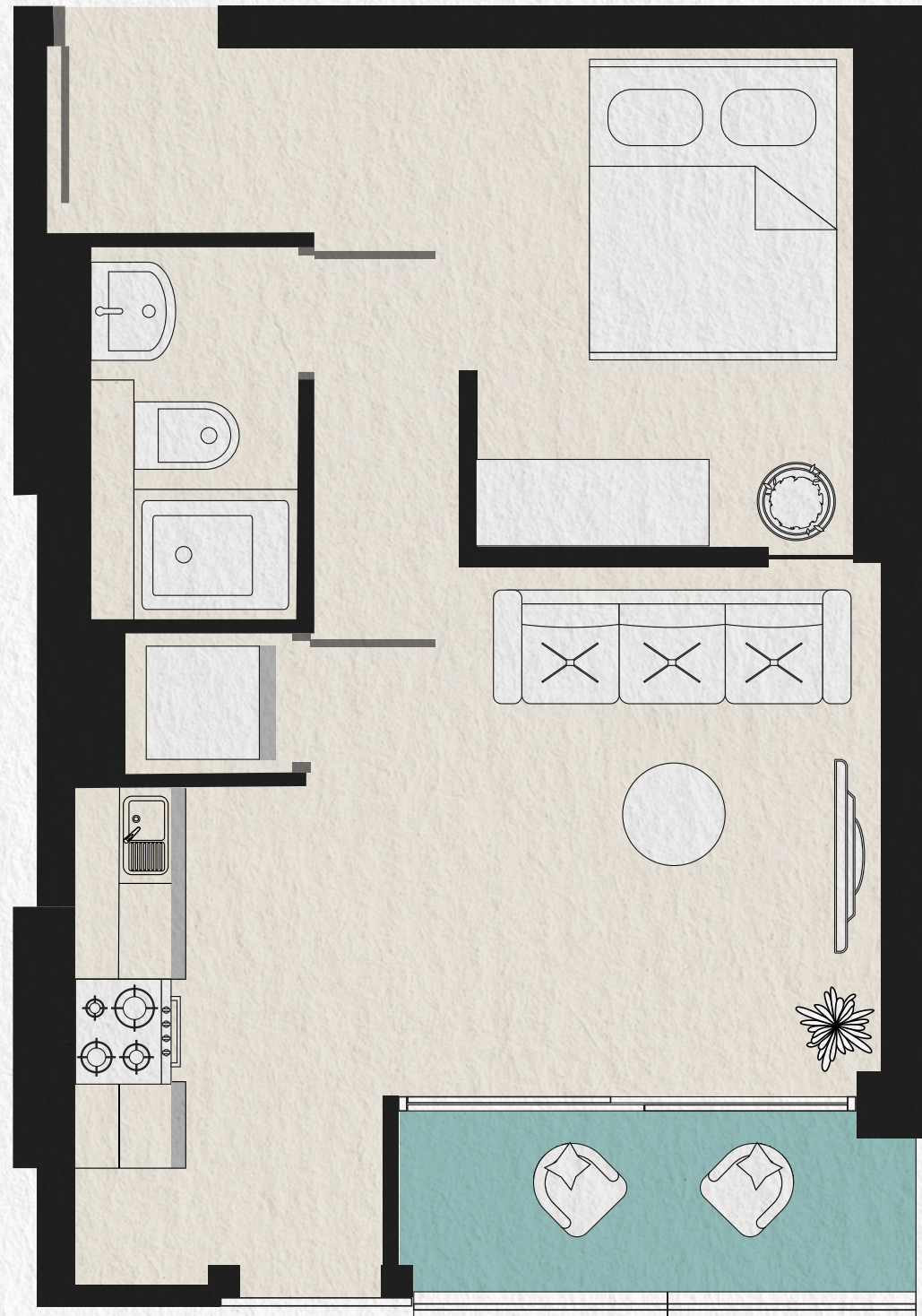
FLOORPLANS



STUDIO FLAT

Type A | Level 1-20

Internal Area	33.9 sq.m	364.9 sq.ft
Balcony	3.4 sq.m	36.6 sq.ft
Total Area	37.3 sq.m	401.5 sq.ft



Units 17, 25, 33, 41, 49, 57,
65, 73, 81, 89, 97, 105, 113,
121, 129, 137, 145 & 153



Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual size may vary from stated area. Drawings not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.

ONE BEDROOM

Type H1 | Level 18-20

Internal Area	53.2 sq.m	572.64 sq.ft
Balcony	3.4 sq.m	36.6 sq.ft
<hr/>		
Total Area	56.6 sq.m	609.24 sq.ft



Units 144, 152 &160

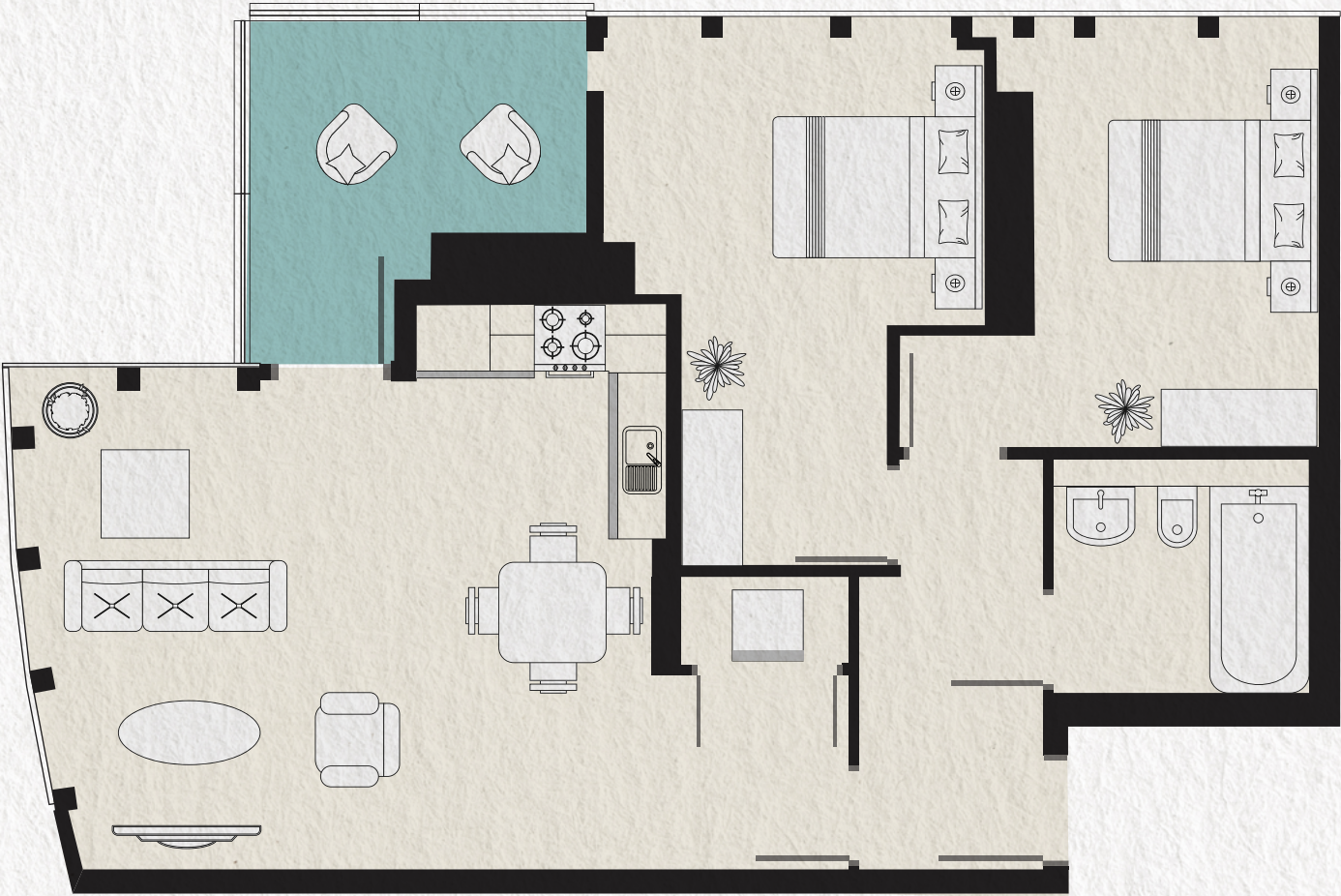


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TWO BEDROOM

Type E | Level 1-20

Internal Area	69.63 sq.m	749.5 sq.ft
Balcony	7.3 sq.m	78.6 sq.ft
<hr/>		
Total Area	76.93 sq.m	802.07 sq.ft



Units 21, 29, 37, 45, 53, 61,
69, 77, 85, 93, 101, 109, 117,
125, 133, 141, 149 & 157



Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual size may vary from stated area. Drawings not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.

THE DEVELOPER



Since its founding in 2002, Select Group has established itself as a leading property developer, delivering over 7,000 homes and shaping iconic residential, commercial, and mixed-use projects.

With a diverse portfolio spanning urban centres and premium locations across the UAE, UK, and Europe, Select Group has completed more than 13 large-scale developments with a combined Gross Development Value (GDV) exceeding USD 4.6 billion.

Recognised for its commitment to quality and innovation, SG was named 'Best Luxury Real Estate Developer' by Luxury Lifestyle Awards in 2021, solidifying its reputation as a trusted industry leader.

Track Record

		2023
52 Avenue Road The EDGE	London, UK Dubai, UAE	
		2022
Six Senses Residences The Palm	Dubai, UAE	
Jumeirah Living Business Bay	Dubai, UAE	
Peninsula Four, The Plaza	Dubai, UAE	
Peninsula Three	Dubai, UAE	
Velocity Tower	London, UK	
		2021
15 Northside	Dubai, UAE	
98 Baker Street	London, UK	
Echo Building	Liverpool, UK	
Peninsula One	Dubai, UAE	
Peninsula Two	Dubai, UAE	
Peninsula Five, The Signature Collection	Dubai, UAE	
		2020
Jumeirah Living Marina Gate	Dubai, UAE	
Niu Air	Frankfurt, Germany	
		2019
Marina Gate	Dubai, UAE	
The Hive	Sheffield, UK	
		2018
Marina Gate II	Dubai, UAE	
Studio One	Dubai, UAE	
Ibis Hotel	Dubai, UAE	
		2017
Pacific	Ras Al Khaimah, UAE	
		2016
Ballochmyle Estate	Scotland, UK	
InterContinental Dubai Marina	Dubai, UAE	
Alexandra Tower	Liverpool, UK	
Radisson Blu Hotel	Birmingham, UK	
Velocity Tower	Sheffield, UK	
		2015
West Avenue	Dubai, UAE	
Nottingham One	Nottingham, UK	
		2014
Bay Central	Dubai, UAE	
		2012
Botanica	Dubai, UAE	
The Torch	Dubai, UAE	
		2009
Yacht Bay	Dubai, UAE	
		2007
Select Group Headquarters	Dubai, UAE	
		2002
Select Group Founded	Dubai, UAE	

ELEVATED LIVING





WELCOME TO SHEFFIELD

From its prestigious universities and entrepreneurial nature, to the vibrant art and music scene, the northern city of Sheffield boasts an ideal lifestyle offering.

Once renowned as the centre of steel manufacturing, modern-day Sheffield has developed into a metropolis of opportunities with an ever-increasing population of young professionals and businesses. This growth has led to a rise in the economy and a forward-trending real estate market for homeowners and investors.

The 'S' postcode is one of the greenest cities in Europe, with over two million trees, 250 parks and the nearby Peak District. The city is the playground of choice for those looking for adventures or a lifestyle surrounded by beautiful nature. With seamless access to major motorways, as well as being regarded as one of the safest cities in the UK, it is no wonder Sheffield continues to welcome new residents each year.



City History

Sheffield's roots can be traced back to prehistoric times, with evidence of Mesolithic and Neolithic settlements in the area. The city's name originates from the River Sheaf, which runs through it, combined with the Old English word "feld," meaning open land.

The 19th century saw Sheffield's rapid expansion as it became one of the most important industrial cities in Britain. Today, Sheffield is celebrated not only for its industrial heritage but also for its green spaces, creative industries, and vibrant culture.



Sheffield: a City with an Eye on the Future



Sheffield is a city on the rise, seamlessly blending its proud industrial heritage with bold innovation and a vision for tomorrow. As a leader in green initiatives and emerging industries, it's setting the standard for sustainable urban living. With transformative investments in infrastructure and technology, Sheffield is evolving into a modern powerhouse. Its dynamic cultural scene and world-class education make it a magnet for talent, innovation, and opportunity.

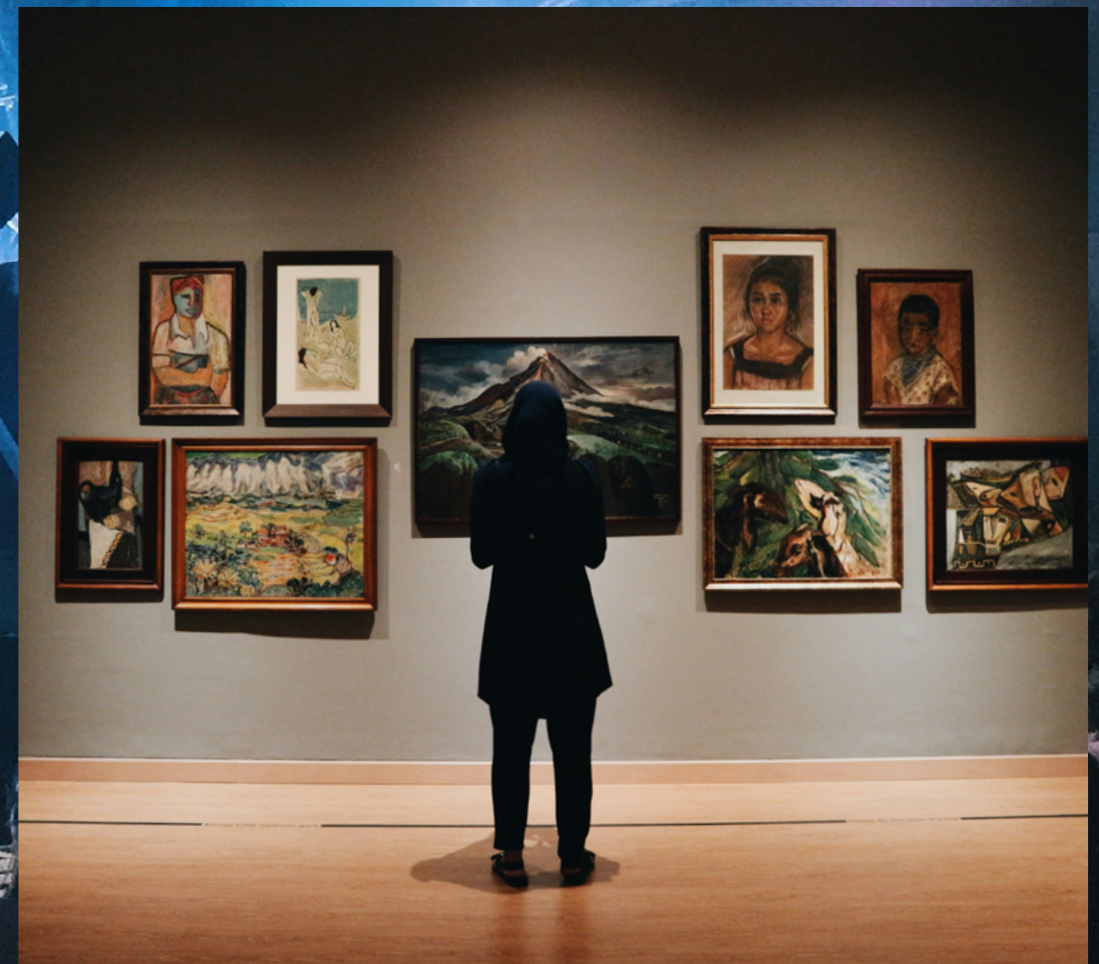


A City of Knowledge and Opportunity

Sheffield is a thriving hub for education, anchored by the globally recognised University of Sheffield. With its dynamic academic environment and vibrant student life, the city entices the most ambitious minds.

Where Culture Comes Alive

Sheffield is a city alive with creativity and culture, offering a dynamic blend of art, music, and heritage. From the iconic Crucible Theatre, home to world-class performances, to the Millennium Gallery showcasing inspiring exhibitions, there's always something to ignite your imagination. The city's music scene is legendary, with a rich history of producing iconic bands and hosting live gigs in intimate venues. With its festivals, museums, and a thriving community of independent artists, Sheffield is a cultural destination that truly has it all.



The UK's New Food Capital

Sheffield has firmly established itself as one of the UK's top foodie destinations. Boasting four Michelin-listed restaurants, including Jöro, celebrated for its innovative modern British cuisine, and Rafter's, a shining example of culinary excellence, Sheffield's fine dining scene is truly exceptional. Beyond this, the city offers vibrant spots like Cutlery Works, one of Europe's largest food halls, showcasing a diverse array of global cuisines. Sheffield's dedication to championing local produce and creating unforgettable dining experiences has placed it firmly on the map as a must-visit city for food lovers.





Where Urban Living Meets the Great Outdoors

Sheffield seamlessly combines the energy of city life with the tranquillity of nature, boasting lush parks, tree-lined streets, and proximity to the breathtaking Peak District National Park. Whether you're exploring scenic trails, cycling through green spaces, or taking a moment to unwind in its open-air spaces, Sheffield offers a vibrant and sustainable lifestyle.



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