



## Abbeydale Road, Sheffield S7 2BN

**Offers In The Region Of £140,000**

\*\*\*Windsor House Assisted Living\*\*\*

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well presented, one bedroom, fourth floor apartment, situated in the McCARTHY STONE Retirement Living development complex.

The development consists of 64 one and two-bedroom retirement apartments for the over 75s with design features to make day-to-day living easier.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements.

Windsor House also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.





## Entrance

Entry via communal door to hallway providing access to stairs and lifts. The apartment is accessed via a timber entrance door into the inner hallway which features carpeted flooring and a door leading to a spacious storage cupboard housing the electric boiler and meters. The hall features illuminated light switches, an apartment security door entry system with an intercom, and an emergency pull cord.

## Lounge/Diner

10'5" x 23'9" (3.18m x 7.25m)

A generous light and airy lounge and dining area boasting French patio doors to Juliet balcony offering lovely views over the communal gardens to the rear. Also having carpeted flooring and an electric radiator.

## Kitchen

7'1" x 9'4" (2.18m x 2.85m)

Fitted with a good range of wall and base units with contrasting roll-edged worktops. Includes a 1.5 bowl stainless steel sink with drainer and chrome mixer tap, four-ring electric hob with extractor above, integrated electric oven, and integrated fridge and freezer. Finished with tiled splashbacks, tiled flooring, and a rear-facing UPVC double-glazed window with electronic operation.

## Bathroom/Wet Room

9'4" x 8'11" (2.86m x 2.72m)

Spacious wet room comprising: low flush WC, panelled bath with chrome mixer tap, vanity unit with sink and chrome taps, and a mixer shower. Complete with wet room flooring, tiled walls, vanity mirror, electric heater, heated towel rail and an emergency pull cord.

## Bedroom

10'2" x 18'1" (3.10m x 5.53m)

This generously sized double bedroom featuring a built-in sliding mirrored wardrobe, also benefits from carpeted flooring, electric radiator, and rear-facing UPVC window providing views over the gardens.

## Outside

Beautiful maintained communal gardens. Parking is subject to availability but spaces may be rented separately.

## Additional Information

Residents enjoy a vibrant community with regular events and access to a subsidised lunch menu — approximately £10 for a three-course meal served between 12–2pm.

Scooter storage and charging available.

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment external window cleaning
- 24-hour emergency call system
- Upkeep of gardens and grounds



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk) Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Intruder alarm system



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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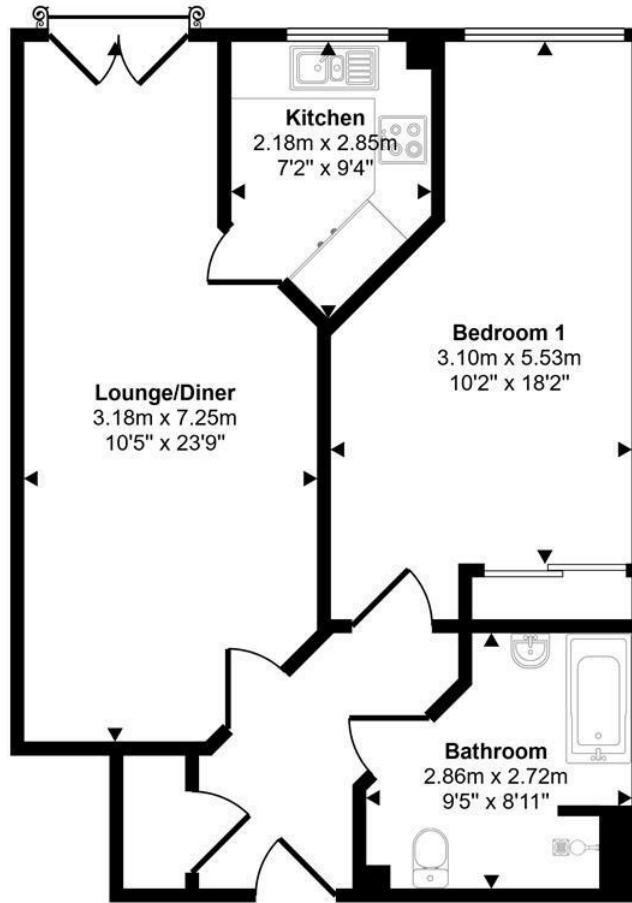


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Approx Gross Internal Area  
56 sq m / 600 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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