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46 Windsor House, 900 Abbeydale Road, Sheffield, S7 2BN

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## Asking Price £130,000

Hunters Woodseats are delighted to market this one bedroom apartment situated in this exclusive over 70's development set within landscaped gardens. The development is serviced by 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 along with a table service restaurant. 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.

The apartment its self is accessed via a lift and briefly comprises; private entrance lobby with storage, wet bathroom with bath, shower, vanity sink & W.C. There is a generous double bedroom with built in wardrobes along with a matching living room with a South-facing Juliet balcony having far reaching views over trees to distant hills. The separate fitted kitchen has matching wall and base units along with a waste high oven for ease of use.

The development also has the use of a guest suite with owners able to use similar suite all across the country in other McCarthy & Stone properties.

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 125 years from 2013 at a ground rent of £435 per annum.

#### SERVICE CHARGE

There is a service charge payable of £7,203.48 pa. (for financial year end 31/03/2023) per annum.

#### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

#### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

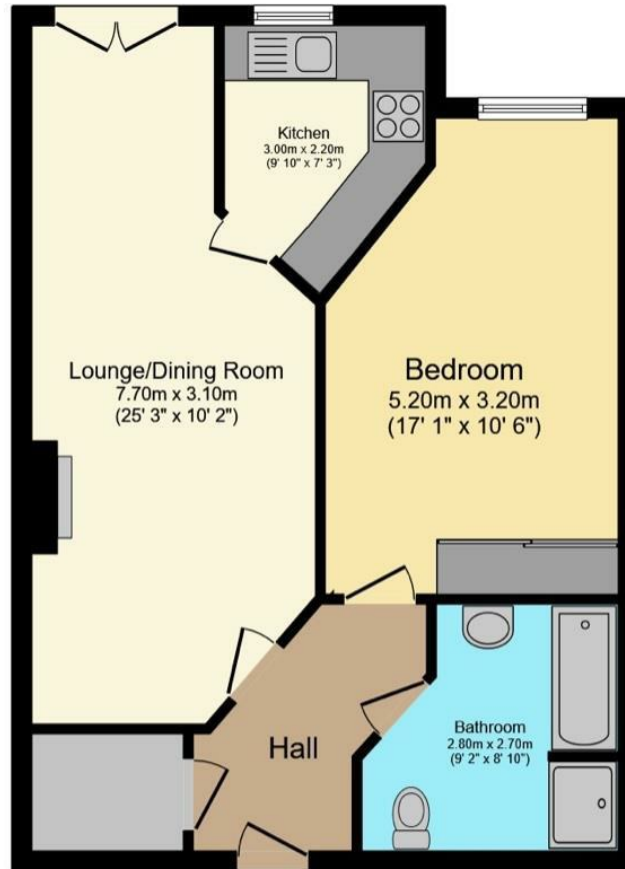
#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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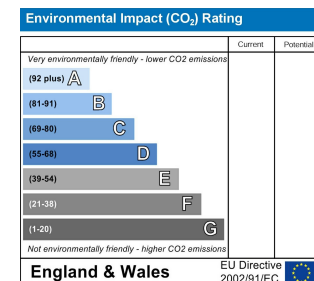
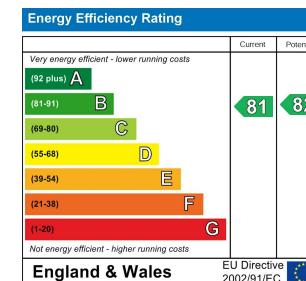





Total floor area 55.5 sq.m. (598 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





