

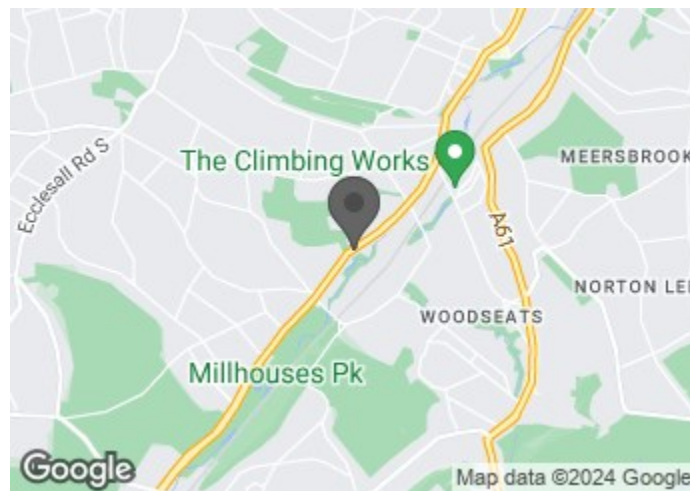
**McCARTHY STONE**  
**RESALES**

**23 WINDSOR HOUSE**

900 ABBEYDALE ROAD, SHEFFIELD, S7 2BN



**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</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			



**McCARTHY STONE**  
**RESALES**

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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WINDSOR HOUSE - BOOK NOW!

A BRIGHT AND AIRY, SOUTH FACING one bedroom apartment located on LEVEL 3 with a JULIET BALCONY within a popular McCARTHY STONE Retirement Living Plus development with AMPLE ON-SITE FACILITIES, BESPOKE CARE PACKAGES available, a bus stop outside and Tesco Superstore opposite.

**PRICE REDUCTION**

**ASKING PRICE £130,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# WINDSOR HOUSE, 900 ABBEYDALE ROAD,

# 1 BEDROOMS £130,000

## WINDSOR HOUSE

Windsor House was built by McCarthy & Stone purpose built for retirement living plus formally assisted living. 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. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. 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. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. 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.

## LOCAL AREA

Windsor House is situated in Sheffield a cosmopolitan city with a thriving shopping centre, a wealth of visitor attractions, and was once known for its global reputation as the pioneering city behind the advancements in the steel industry. Located in the sought after suburb of Millhouses, Windsor House is set back off Abbeydale Road in landscaped grounds surrounded by trees. Just outside the development entrance is a bus stop and a Tesco superstore is located opposite just 500m away.

## ENTRANCE HALL

Front door with spy hole and letter box leads to the large entrance hall - illuminated light switches, smoke detector, apartment security door entry system with intercom and the

24-hour emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and bathroom.

## LOUNGE

This sunny living room is flooded with light through the south facing double doors which open onto a Juliet balcony. There is ample room for dining, TV, telephone points and Sky/Sky+ connection point, two ceiling lights, raised electric power sockets and a wall mounted electric heater. The apartment benefits from a camera entry system for use with a standard TV, which connects with the main door panel enabling you to see who you are letting in.

## KITCHEN

Well equipped kitchen with a range of wall and base level units and drawers with a roll top work surface and stainless steel sink and drainer unit with mono lever tap sits beneath a south facing double glazed window which overlooks the front of the development and countryside beyond. Appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge and freezer. Tiled floor, tiled splash backs, under counter lighting and emergency pull-cord.

## BEDROOM

A generous bedroom with mirror fronted, fitted wardrobes with sliding doors and south facing window overlooking the front of the development. Central ceiling light, TV and telephone point and emergency pull-cord.

## BATHROOM

Fully tiled with anti-slip flooring throughout and fitted with suite comprising bath and separate large level access shower with handrail and curtain. WC, vanity unit with sink and mirror above, shaver light and point, Dimplex wall mounted electric heater, electric heated towel rail and emergency pull-cord.

## SERVICE CHARGE

- 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/bistro
- 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
- 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

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £8,821.21 per annum (for financial year end 31st March 2025)

## CAR PARKING PERMIT SCHEME

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## LEASEHOLD INFORMATION

125 years from 01/2013

Ground rent: £435 per annum

Ground rent review: Jan 2028

Managed by: Your Life Management Services

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

