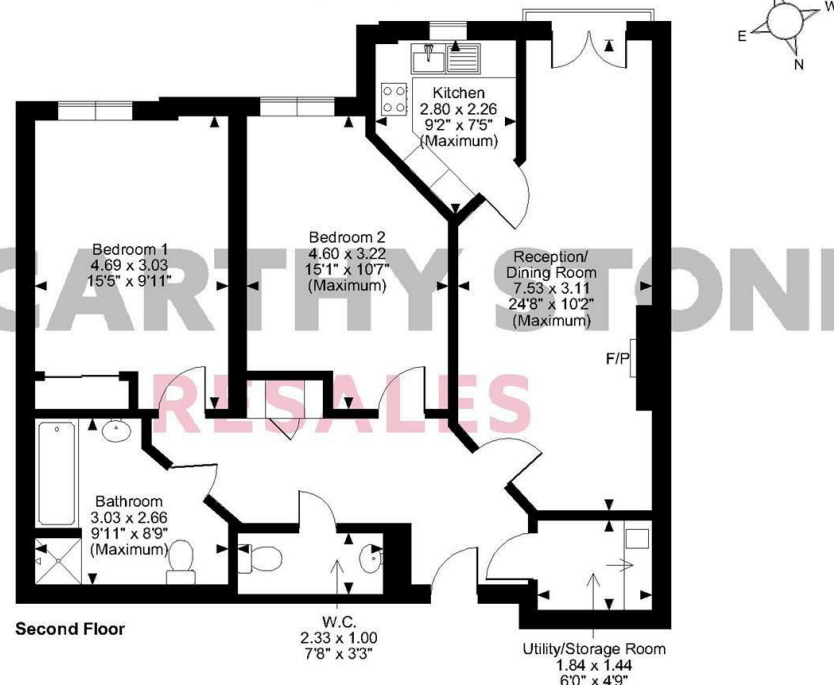


Windsor House, Abbeydale Road, Sheffield
Approximate Gross Internal Area
864 Sq Ft/80 Sq M



Second Floor

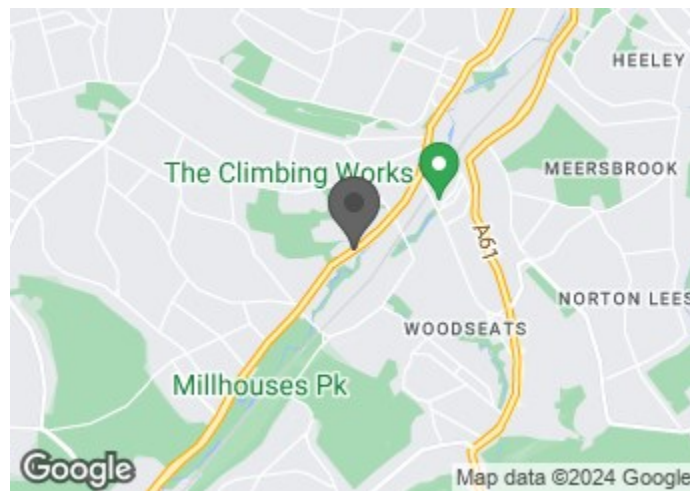
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

22 WINDSOR HOUSE,
ABBEYDALE ROAD, SHEFFIELD, S7 2BN



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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

A VERY WELL PRESENTED, SOUTH FACING apartment with TWO DOUBLE BEDROOMS and a JULIET BALCONY enjoying FAR REACHING VIEWS located on the SECOND FLOOR of a McCarthy Stone Retirement Living Plus development with an on-site RESTAURANT, CQC registered ESTATE MANAGER and CARE TEAM on-site 24/7 with BESPOKE CARE PACKAGES available.

PRICE REDUCTION

ASKING PRICE £160,000 LEASEHOLD

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

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

WINDSOR HOUSE, ABBEYDALE ROAD,

2 BEDROOMS £160,000

SUMMARY

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.

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.

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 with a bus stop conveniently located directly outside the development and a Tesco convenience store directly opposite. There is a Tesco Superstore with in-store pharmacy approximately 500 meters from the development's front door.

ENTRANCE HALL

Your front door with spy hole and letter box leads to the large entrance hall - illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunistall

emergency response pull cord system are all situated. There are doors a storage cupboard, the Guest Cloakroom and a large utility/storage cupboard, which houses the heating system and Ventaxia air ventilation system. Further doors lead to the living room, bedrooms and bathroom.

GUEST CLOAKROOM

Partially tiled with WC, wash hand basin and emergency pullcord.

LIVING ROOM

This spacious living room boasts a Juliet balcony with far reaching views and a feature fireplace which make attractive focal points in this bright and airy room. There are TV, telephone points and Sky/Sky+ connection point; two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads to the kitchen.

KITCHEN

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface and stainless steel sink with mono lever tap and drainer, which sits beneath a south-easterly facing window. Appliances include a raised level oven, ceramic hob, cooker hood and integral fridge freezer. Tiled splashbacks, under pelmet lighting and an emergency pull-cord.

BEDROOM ONE

Good sized double bedroom with south facing window to the front with far reaching views. There is a double fitted wardrobe with mirrored sliding doors, ceiling lights, TV and phone point, fitted carpets and raised electric power sockets.

BEDROOM TWO

Another very good size double second bedroom with southerly aspect to the front. Could alternatively be used as a dining room, hobby room or office. There are ceiling lights, TV and phone point, fitted carpets and raised electric power sockets.

BATHROOM

Fully tiled with slip resistant flooring and fitted with suite comprising a bath, separate large walk-in shower; WC, vanity unit with sink, mirror and shaver light. Dimplex wall mounted electric heater 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
 - 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: £11,959.26 per annum (for financial year end 31st March 2025)

PARKING PERMIT SCHEME

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD INFORMATION

125 years from 01/2013

Ground rent: £510 per annum

Ground rent review: Jan 2028

Managed by: McCarthy and Stone Management Services

