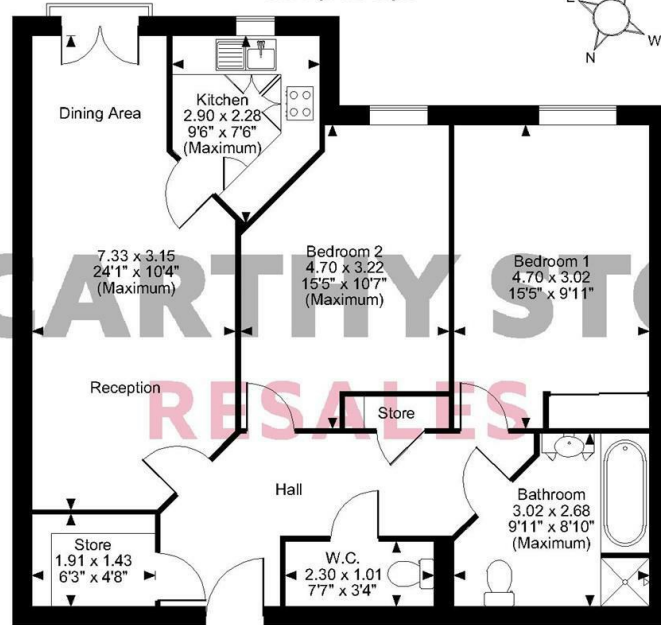


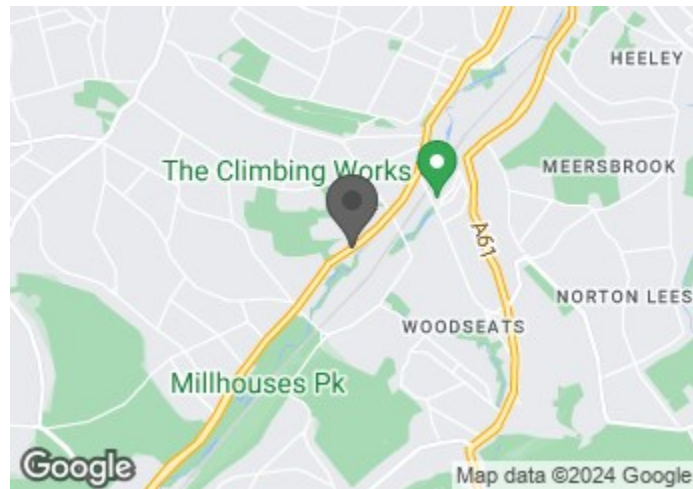
Windsor House, Abbeydale Road, Sheffield
Approximate Gross Internal Area
832 Sq Ft/77 Sq M



Fourth 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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COUNCIL TAX BAND: D



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

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

50 WINDSOR HOUSE

900 ABBEYDALE ROAD, SHEFFIELD, S7 2BN



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

A TWO BEDROOM apartment with SOUTH FACING JULIET BALCONY located on LEVEL FOUR of this McCarthy Stone Retirement Living Plus development with an ON-SITE RESTAURANT, ESTATE MANAGER, CARE STAFF on-site 24 hours a day and BESPOKE CARE PACKAGES available. Close to a TESCO SUPERSTORE and BUS STOPS.

PRICE REDUCTION

ASKING PRICE £195,000 LEASEHOLD

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

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WINDSOR HOUSE, 900 ABBEYDALE ROAD,

2 BEDROOMS £195,000

SUMMARY

Windsor House was purpose built by McCarthy Stone for retirement living plus, formally assisted living. The development consists of 64 one and two-bedroom retirement apartments 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 with en-suite shower room for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager and care team on site along with 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 and benefits from a bus stop directly outside the development and a Tesco Supermarket with an in-store pharmacy approximately a quarter of a mile away.

ENTRANCE HALL

Front door with spy hole and letterbox. Illuminated light switches, smoke detector, apartment security door entry system and 24-hour emergency response pull cord system. Two storage cupboards - the smaller of the two being ideal for coats and shoes and the other is a large walk-in storage/airing cupboard.

Doors lead to the lounge, bedrooms, bathroom and separate WC.

LIVING ROOM

Bright, south facing living room with Juliet balcony overlooking the entrance drive to the development and distant views. Ample space for dining, TV and telephone points and Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Camera entry system for use with a standard TV which connects with the main door panel. A partially glazed door leads into the separate kitchen.

KITCHEN

A fully fitted with a range of wood effect wall and base level units and drawers with a granite effect roll top work surface. Stainless steel sink and drainer unit with mono lever tap beneath an electronically operated UPVC double glazed window overlooking the front of the development. Appliances include a raised level oven, induction hob with cooker hood over and integrated fridge and freezer. Tiled flooring, tiled splash-backs, under pelmet lighting and central ceiling spotlights.

BEDROOM ONE

South facing double bedroom overlooking the front gardens and entry road of the development. Fitted double wardrobe with mirror fronted sliding doors housing hanging rails and shelving. TV, telephone points and Sky/Sky+ connection point, central ceiling light, fitted carpets, raised electric power sockets and emergency pull-cord.

BEDROOM TWO

South facing, spacious double bedroom which could alternatively be used for dining or a study. Overlooks the gardens at the front of the development. TV and telephone points, central ceiling light, fitted carpets, raised electric power sockets and emergency pull-cord.

SHOWER ROOM

Wet room style, fully tiled with anti-slip flooring throughout. Level access walk in shower with adjustable showerhead and hand rail, bath with hand rail and mixer taps, WC and vanity unit with wash basin. Mirror, light and shaving point, Dimplex wall mounted electric heater and emergency pull-cord.

SEPARATE WC AND UTILITY

Partially tiled with WC and pedestal wash basin. Mirror and emergency pull-cord. Plumbing and electrics for a washing machine and dryer.

SERVICE CHARGE

- Estate Manager
- 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 window Cleaning (outside only)
- 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

Extra care packages are not included in the service charge but can be purchased from as little as 15 minutes per session which can be increased or decreased 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)

CAR 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.

LEASE INFORMATION

125 years from Jan 2013
Ground rent: £510 per annum
Ground rent review: Jan 2028
Managed by: Your Life Management Service

ADDITIONAL INFORMATION & SERVICES

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

