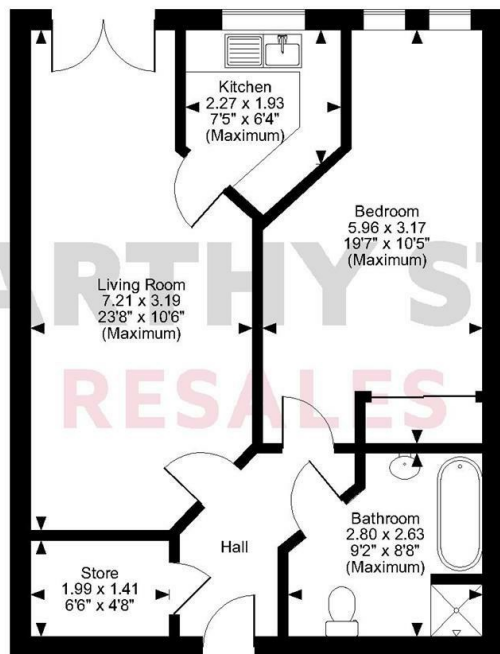
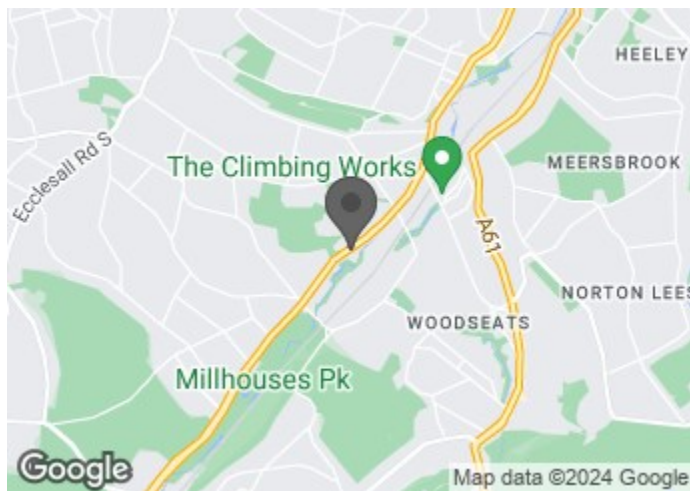


Windsor House, Abbeydale Road, Sheffield
 Approximate Gross Internal Area
 612 Sq Ft/57 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8576183/MGA

COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCARTHY STONE
RESALES

17 WINDSOR HOUSE
 900 ABBEYDALE ROAD, SHEFFIELD, S7 2BN

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

This THIRD-FLOOR, one-bedroom ASSISTED living apartment combines ENERGY-EFFICIENT features with a pet-friendly environment. It boasts a delightful Juliet balcony that overlooks serene communal gardens.

PRICE REDUCTION

ASKING PRICE £155,000 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WINDSOR HOUSE, 900 ABBEYDALE ROAD,

1 BEDROOMS £155,000

WINDSOR HOUSE

Windsor House was built by McCarthy Stone purpose built for retirement living. The development consists of 64 one and two-bedroom retirement apartments for the over 70s. There is an Estates Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom.

The apartment features a fully fitted kitchen, lounge, bedroom and bathroom. The development includes a table service restaurant, Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estates Manager for availability.

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.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

LOUNGE

Experience the abundant spaciousness and natural light in the lounge, further enhanced by a charming Juliet

balcony that offers picturesque views of the lush communal gardens enveloped by trees. This room is equipped with TV and telephone connections, as well as a Sky/Sky+ connection point for your entertainment needs. It is illuminated by two ceiling lights, and the soft, fitted carpets and raised electric power sockets add to your comfort and convenience. For added security, a camera entry system is in place, which seamlessly links to a standard TV, allowing you to visually verify the identity of your guests before granting them access. Additionally, partially double-glazed doors lead into a separate kitchen, ensuring a seamless flow between living and culinary spaces.

KITCHEN

Well equipped modern kitchen with tiled floor and a range of low and eye level wood effect units and drawers with a roll top granite effect work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window overlooking communal gardens above. Eye level oven, ceramic hob with cooker hood over and integral fridge freezer.

BEDROOM

This generously proportioned double bedroom offers a tranquil view of the rear of the garden, providing a sense of serenity. You'll find a convenient double built-in wardrobe with sleek sliding mirrored doors, offering ample storage space and adding a touch of elegance to the room. Ceiling lights provide gentle illumination, and there are provisions for both a TV and a phone, ensuring your connectivity needs are met in this comfortable space.

BATHROOM

Fully tiled and fitted with suite comprising bath and separate large walk-in shower. Low flush WC, vanity unit with sink and mirror above, shaver light and point,

Dimplex wall mounted electric heater and slip resistant flooring.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Domestic assistance (one hour per week included in service charge, additional hours by arrangement)

Service charge £8,821.21 per annum (for financial year end 31/03/2025)

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

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.

GROUND RENT

Ground rent: £435 per annum

Ground rent review: Jan 2028

LEASEHOLD

125 years from 2013

ADDITIONAL INFORMATION & SERVICES

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

