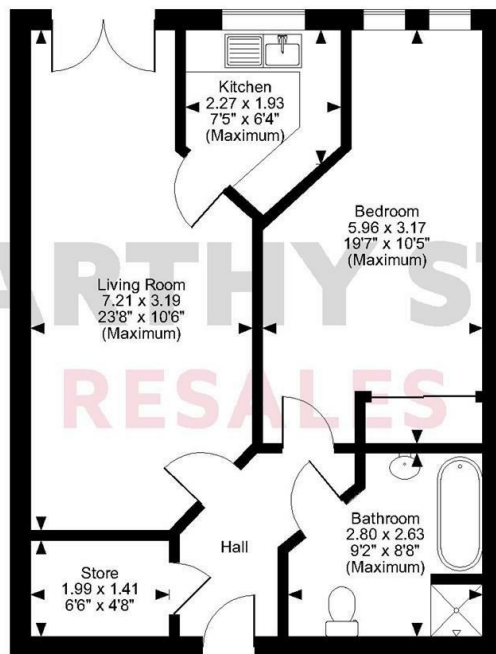
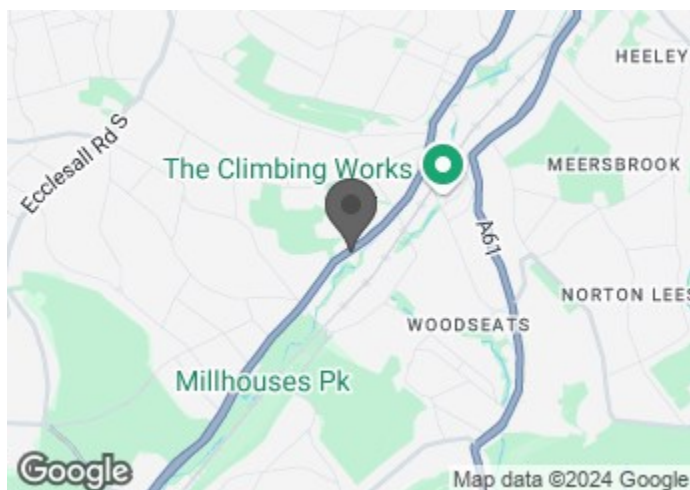


Windsor House, Abbeydale Road, Sheffield  
Approximate Gross Internal Area  
612 Sq Ft/57 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs |  |           |           |
| (92 plus) <b>A</b>                          |  |           |           |
| (81-91) <b>B</b>                            |  | <b>86</b> | <b>86</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 |  |           |           |

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**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 BRIGHT SPACIOUS WELL PRESENTED THIRD-FLOOR, one-bedroom ASSISTED living apartment ENERGY-EFFICIENT APARTMENT boasts a delightful Juliet balcony that overlooks serene communal gardens.

**PRICE REDUCTION**

**ASKING PRICE £145,000 LEASEHOLD**

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

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# WINDSOR HOUSE, 900 ABBEYDALE ROAD,

# 1 BEDROOMS £145,000

## 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

