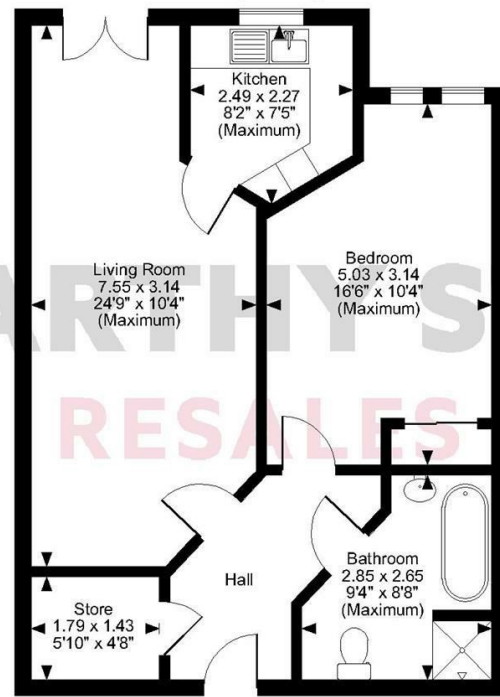


Windsor House, Abbeydale Road, Sheffield
Approximate Gross Internal Area
609 Sq Ft/57 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

35 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		
(81-91) B	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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

Discover a charming one-bedroom ground floor apartment on Level 3, boasting recent redecoration and new carpeting. This energy-efficient apartment features a delightful PATIO with garden access. Situated within the McCarthy Stone Retirement Living Plus community, this residence offers a pleasant view and a range of amenities designed for individuals aged 75 and above, or those over 60 with a registered disability. Benefit from the convenience of on-site services, such as a restaurant, estate manager, and care team.

ASKING PRICE £180,000 LEASEHOLD

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

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

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WINDSOR HOUSE, ABBEYDALE ROAD, SHEFFIELD

1 BED | £180,000

SUMMARY

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 75's. 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, residents communal lounge, function room, electric scooter store, laundry room 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 attractively landscaped grounds surrounded by trees.

APARTMENT

The apartment is located at the rear of the development and has access to the garden from the patio off the living room.

ENTRANCE HALLWAY

Front door with spy hole and letter box leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the

hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the bedroom, living room and bathroom.

LOUNGE

Elegantly refurbished lounge with French doors offering access to the patio, which opens up to beautifully landscaped gardens. The lounge features TV and telephone points, a Sky/Sky+ connection point, two ceiling lights, recently installed new carpets, and elevated electric power sockets. You'll also find a camera entry system that syncs with a standard TV, allowing you to conveniently see your visitors at the main door panel before granting access. Additionally a partially glazed door leads into the adjacent kitchen.

KITCHEN

Fully fitted kitchen with wood effect wall and base units, granite effect roll top work surface, tiled flooring and tiled splash backs with electronically operated window. Stainless steel sink and drainer unit with mono block lever tap. Built-in oven, ceramic hob with extractor hood over, integrated fridge- freezer and under counter lighting.

BEDROOM

A tastefully redecorated spacious double bedroom with double built in wardrobe with sliding mirrored doors and window with views of the gardens of the development. Ceiling lights, TV and phone point.

BATHROOM

Fully tiled and fitted with suite comprising bath and separate large level access shower with adjustable shower head and hand rail. 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 31st March 2025)

CAR PARKING SCHEME - SUBJECT TO AVAILABILITY

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 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

