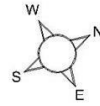
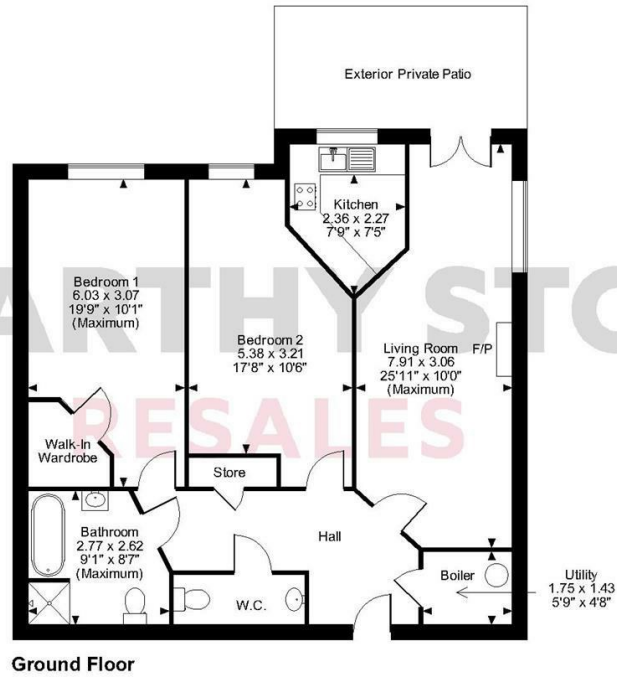


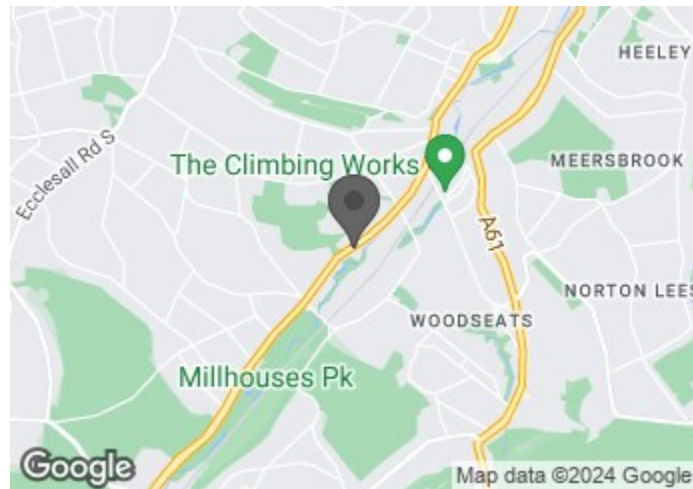
Abbeyle Road, 3 Windsor House, Sheffield  
 Approximate Gross Internal Area  
 925 Sq Ft/86 Sq M



Ground 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: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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		

**McCARTHY STONE  
 RESALES**

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**McCARTHY STONE  
 RESALES**

**3 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 GARDEN FACING PRIVATE DECK AREA located on LEVEL TWO 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.

**ASKING PRICE £215,000 LEASEHOLD**

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

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# WINDSOR HOUSE, 900 ABBEYDALE ROAD, SHEFFIELD

2 BED | £215,000

## WINDSOR HOUSE

Windsor House was built by McCarthy & Stone purpose built for retirement living plus (formerly assisted living). The development consists of 64 one and two-bedroom retirement apartments for the over 75's with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. 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 and there is a computer available to use here. 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.

## 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, and separate utility 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 lounge, bedrooms and bathroom.

## LOUNGE

This spacious lounge has the benefit of a large raised deck area overlooking communal gardens and an additional rear window making this room very bright and airy. Electric fire and fireplace. TV, telephone points and Sky/Sky+ connection point. Two ceiling lights. Raised electric power sockets. Camera entry system for use with a standard TV which connects with the main door panel enabling you to see who you are letting in!

## 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. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood, integral fridge freezer and freestanding dishwasher. Electric opening UPVC double glazed window overlooking communal gardens.

## BEDROOM ONE

Large window overlooking communal gardens, walk in wardrobe with sliding doors. Ceiling light, TV and phone point.

## BEDROOM TWO

Double second bedroom, window overlooking communal gardens, ceiling light, TV and phone point.

## BATHROOM

Fully tiled and fitted with suite comprising bath and separate large walk-in shower and bath. Low flush WC, vanity unit with sink and mirror above, shaver light and point, Heated towel rail. 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
- One hours domestic assistance is included in the service charge.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £11,959.26 per annum (for financial year end 31st March 2025)

## CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability, the fee is £250 per annum and permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD

125 years from Jan 2013

Ground rent: £510 per annum

Ground rent review: Jan 2028

## ADDITIONAL INFORMATION & SERVICES

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

