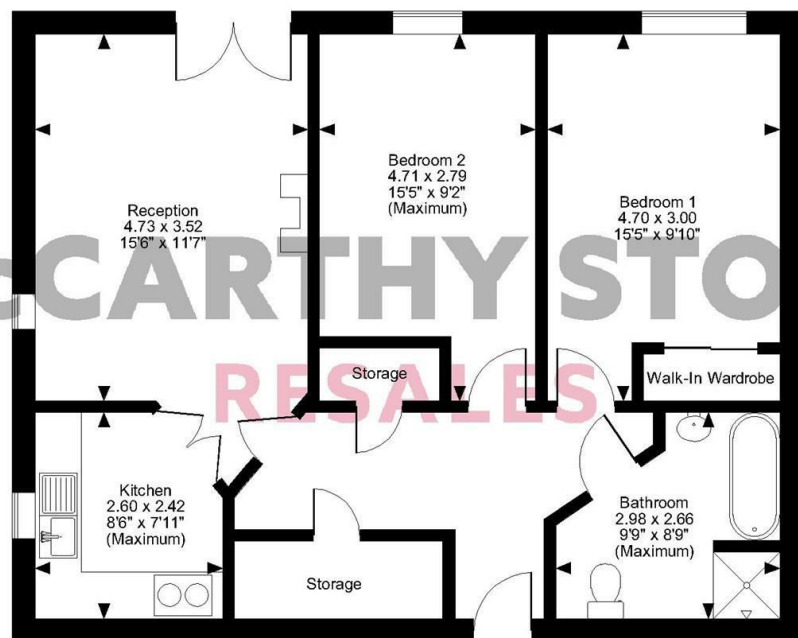
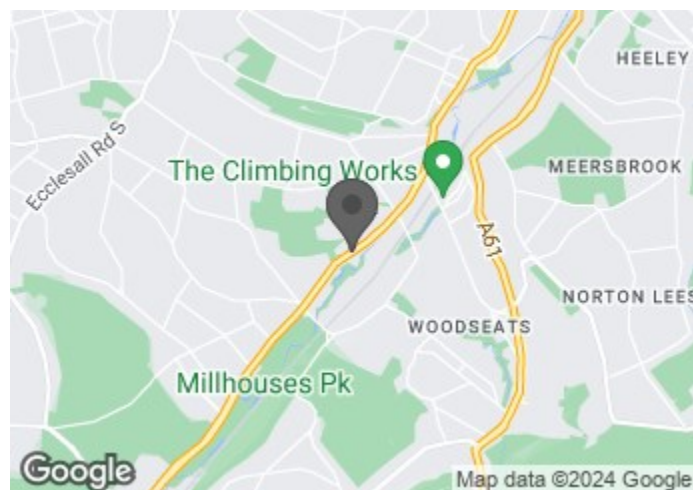


Windsor House, Abbeydale Road, Sheffield
Approximate Gross Internal Area
780 Sq Ft/72 Sq M



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: C



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**

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**McCARTHY STONE
RESALES**

5 WINDSOR HOUSE
ABBEYDALE ROAD, SHEFFIELD, S7 2BN



JOIN US FOR FIZZ & CAKE – THURSDAY 28TH MARCH – 10am – 4pm - BOOK YOUR PLACE TODAY!

A WELL PRESENTED, two bedroom DUAL ASPECT apartment, benefiting from NEW CARPETS and a JULIET BALCONY on the first floor of this McCarthy Stone Retirement Living Plus development for the over 75's (60 plus if registered disabled) with an on-site RESTAURANT, ESTATE MANAGER and a CQC registered CARE TEAM on-site 24/7.

PRICE REDUCTION

ASKING PRICE £210,000 LEASEHOLD

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

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

WINDSOR HOUSE, ABBEYDALE ROAD,

2 BEDROOMS £210,000

SUMMARY

Windsor House was purpose built by McCarthy & Stone for retirement living plus, formally known as assisted living. The development consists of 64 one and two-bedroom retirement apartments for the over 75s 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. All the food is freshly prepared and we can cater for special dietary requirements. There is also a function room available to book for special occasions.

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 with brand new fitted carpet - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are 2 walk-in storage cupboard/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

LOUNGE

This spacious lounge has the benefit of an East / South facing Juliet balcony and separate window, to the side of the building with views to the gardens making this room very bright and airy. TV, telephone points and Sky/Sky+ connection point. Two ceiling lights. Brand new fitted carpets, raised electric power sockets. Doors to kitchen. 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 and integral fridge freezer. UPVC double glazed window with views to gardens.

BEDROOM ONE

Window to front. Fitted wardrobe with mirrored sliding doors. Ceiling lights, TV and phone point. Brand new fitted carpets and raised electric power sockets.

BEDROOM TWO

Double second bedroom with window to the front. Ceiling lights, TV and phone point. Brand new fitted carpets and raised electric power sockets.

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

- 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)

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.

LEASEHOLD INFORMATION

125 years from 2013
Ground rent: £510 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

