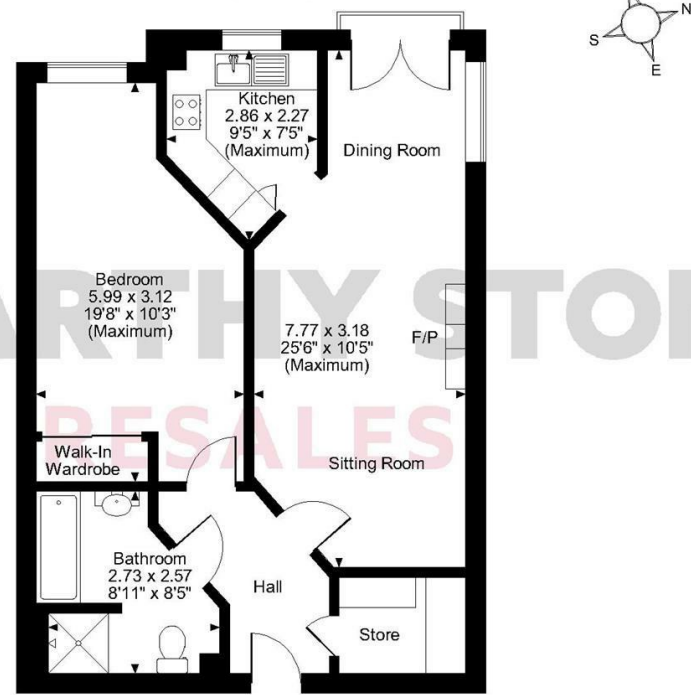


Windsor House, Abbeydale Road, Sheffield
Approximate Gross Internal Area
640 Sq Ft/59 Sq M



Third Floor

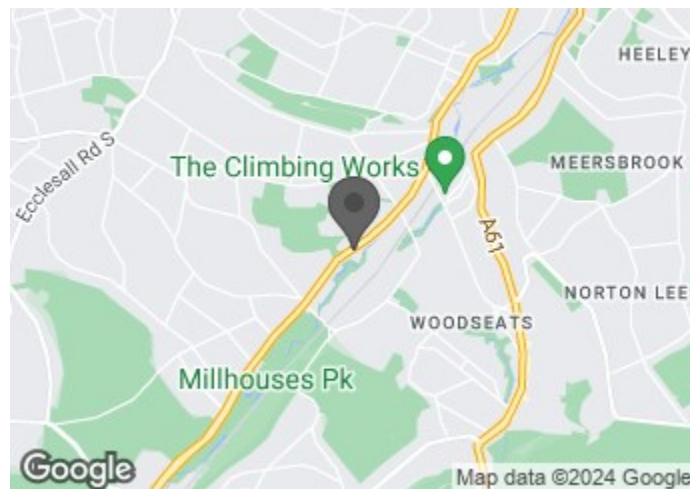
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

19 WINDSOR HOUSE 900 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	85	85
(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.



Introducing Windsor House, a charming apartment located at 900 Abbeydale Road in Sheffield, Yorkshire. This property is perfect for those over 75 or over 60 with a disability, offering assisted living facilities. With 1 reception room, 1 bedroom, and 1 bathroom, this apartment provides a cosy and convenient living space. Don't miss the opportunity to make Windsor House your new home!

ASKING PRICE £130,000 LEASEHOLD

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

resales@mccarthystone.co.uk | mccarthystonerestates.co.uk

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

1 BED | £130,000

WINDSOR HOUSE

Windsor House was built by McCarthy & Stone purpose built for retirement living plus formally 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. 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. Just outside the development entrance is a bus stop and a Tesco superstore is located opposite just 500m away.

ENTRANCE HALL

Front door with spy hole and letter box leads to the large entrance hall - illuminated light switches, smoke detector, apartment security door entry system with intercom and the

24-hour emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and bathroom.

LOUNGE

This inviting living room receives abundant natural light through its double doors, which open onto a Juliet balcony. It offers ample space for dining and entertainment, equipped with TV, telephone points, and a Sky/Sky+ connection point. Two ceiling lights illuminate the area, complemented by raised electric power sockets and a wall-mounted electric heater for comfort. Additionally, the apartment features a camera entry system compatible with a standard TV, allowing you to conveniently monitor visitors at the main door panel.

KITCHEN

Well equipped kitchen with a range of wall and base level units and drawers with a roll top work surface and stainless steel sink and drainer unit with mono lever tap sits beneath a north facing double glazed window which overlooks the communal gardens and countryside beyond. Appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge and freezer. Tiled floor, tiled splash backs, under counter lighting and emergency pull-cord.

BEDROOM

A generous bedroom with mirror fronted, fitted wardrobes with sliding doors and south facing window overlooking the communal gardens. Central ceiling light, TV and telephone point and emergency pull-cord.

BATHROOM

Fully tiled with anti-slip flooring throughout and fitted with suite comprising bath and separate large level access shower with handrail and curtain. WC, vanity unit with sink and mirror above, shaver light and point, Dimplex wall mounted electric heater, electric heated towel rail and emergency pull-cord.

SERVICE CHARGE

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- Running of the on-site restaurant/bistro

- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment external window cleaning
- 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

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased 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: £8,821.21 per annum (for financial year end 31st March 2025)

CAR PARKING PERMIT SCHEME

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 1st Jan 2013
Ground rent: £435 per annum
Ground rent review: 1st Jan 2028
Managed by: Your Life Management Services

ADDITIONAL INFORMATION & SERVICES

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

