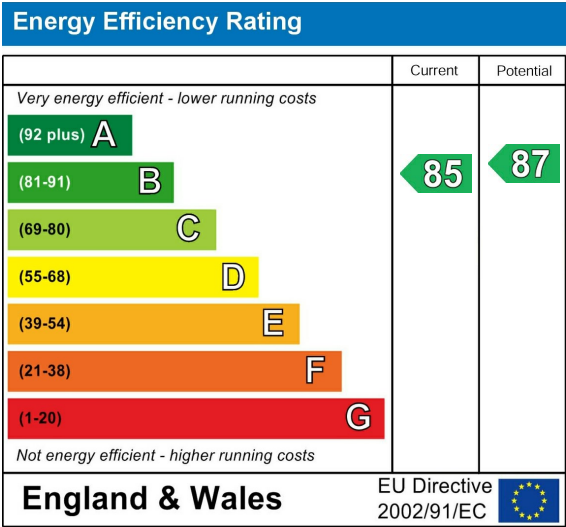
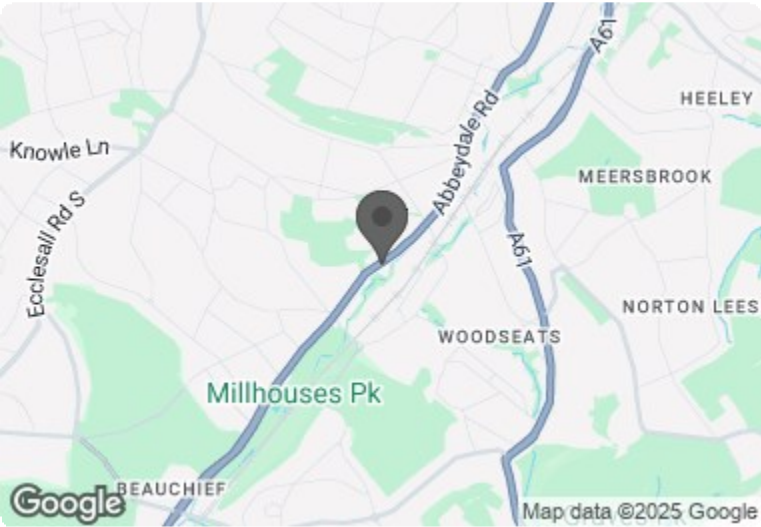


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Council Tax Band: C



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## 25 Windsor House

900 Abbeydale Road, Sheffield, S7 2BN



PRICE REDUCTION

Asking price £172,000 Leasehold

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McCARTHY STONE present within this Retirement Living Plus development, a well presented RECENTLY REDECORATED AND RECARPETED SOUTH FACING one bedroom apartment with JULIET BALCONY OVERLOOKING COMMUNAL GARDENS with an ON-SITE RESTAURANT CARE TEAM, BESPOKE CARE PACKAGES available and located ON A BUS ROUTE.

Call us on 0345 556 4104 to find out more.



# Windsor House, 900 Abbeydale Road,

1 Bed | £172,000

PRICE  
REDUCED

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 70s 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. 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, bedroom and bathroom. Fitted carpets throughout the apartment



### Lounge

This spacious lounge which has the benefit of a Juliet balcony which overlooks from the front of the development. There is ample room for dining and a feature electric fire and surround which acts as an attractive focal point. 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, drainer and UPVC double glazed window overlooking communal gardens. Oven, ceramic hob, cooker hood and integral fridge freezer.

### Bedroom

A generous bedroom with window towards the front. Mirror fronted fitted wardrobes with sliding doors. Ceiling lights, TV and phone point.

### Bathroom

Fully tiled and fitted with suite comprising bath and separate large walk-in shower with rail and curtain. 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 and staff on-site 24 hours a day
- Running of the on-site restaurant
- One hour of domestic help per week
- Cleaning of communal windows and external apartment 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 hour of domestic support per week is included in the service charge.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates 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 Estates Manager.

Service charge £8,945.44 per annum (for financial year end 31/03/2026)

### Car Parking Permit 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

Lease length: 125 years from 2013.

Ground rent: £435 per annum.

Ground rent review: Jan-28

Managed by: YourLife Management Services

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

- Fibre to the Cabinet & Copper Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

