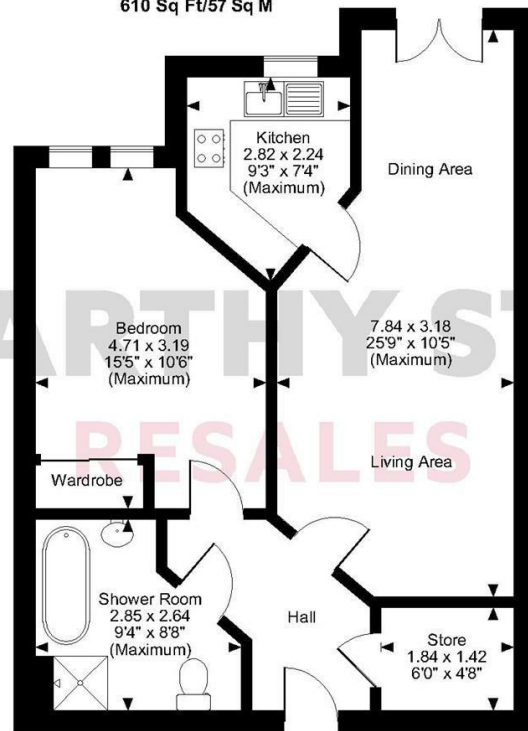


Windsor House, Abbeydale Road, Sheffield  
 Approximate Gross Internal Area  
 610 Sq Ft/57 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</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**

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.



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**McCARTHY STONE**  
**RESALES**

**36 WINDSOR HOUSE**  
 900 ABBEYDALE ROAD, SHEFFIELD, S7 2BN



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

A WELL PRESENTED, one bedroom apartment, situated on the fourth floor of this McCarthy Stone Retirement Living Plus development. Benefitting from JULIET BALCONY and MODERN FITTED KITCHEN. The development boasts an ON-SITE RESTAURANT, ESTATE MANAGER and CARE TEAM.

**ASKING PRICE £150,000 LEASEHOLD**

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

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

# WINDSOR HOUSE, 900 ABBEYDALE ROAD, SHEFFIELD

1 BED | £150,000

## SUMMARY

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 with a bus stop conveniently located directly outside the development and a Tesco convenience store directly opposite. There is a Tesco Superstore with in-store pharmacy approximately 500 meters from the development's front door.

## ENTRANCE HALL

Step into the spacious entrance hall through the front door

equipped with a spy hole. Inside, discover a walk-in storage cupboard/airing cupboard. The hall features illuminated light switches, a smoke detector, an apartment security door entry system with an intercom, and an emergency pull cord. From the hall, doors seamlessly connect to the bedroom, living room, and bathroom for convenient access.

## LOUNGE

Taking advantage of the French doors that open to a Juliet balcony, providing a peaceful view of the communal gardens. The room is equipped with TV and telephone points, a Sky/Sky+ connection point, two ceiling lights, fitted carpets, and raised electric power sockets. Additionally, there's a camera entry system that links to a standard TV, allowing you to visually confirm who you're granting entry to. A partially double-glazed door leads to a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM ONE

This generously sized double bedroom features a double mirrored sliding door wardrobe, ceiling lights, a TV and phone point, and windows that offer a delightful view of the gardens.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, separate bath, WC, vanity unit with sink and mirror above.

## 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
- 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 31/03/2025)

## CAR PARKING PERMIT SCHEME

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 Jan 2013

Ground rent: £435 per annum

Ground rent review date: Jan 2028

Managed by: Your Life Management Services

It is a condition of purchase that all residents must meet the age requirements of 70 years.

## ADDITIONAL INFORMATION & SERVICES

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

