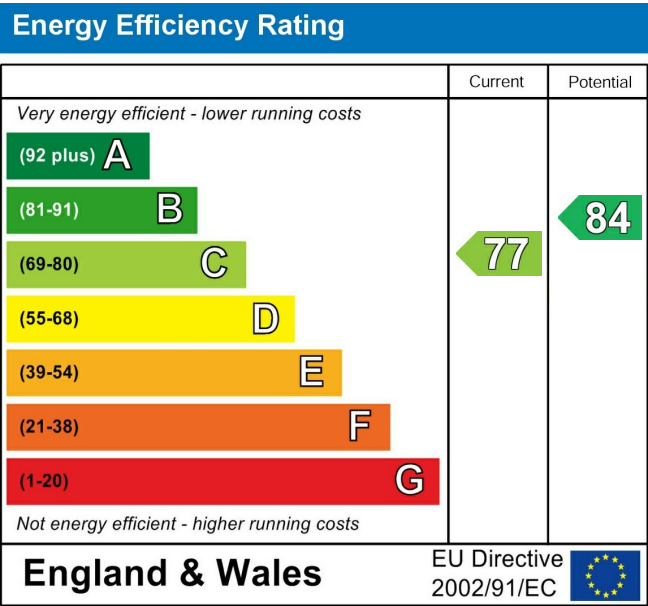




Total floor area 50.5 sq.m. (544 sq.ft.) approx
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



11 Windsor House

Abbeydale Road, Sheffield, S7 2BN

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Windsor House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £189,500
Leasehold

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Why you'll love living here:

- Ground floor apartment with a South facing patio
- One bedroom apartment
- Exclusive over 70's retirement development
- Domestic assistance 1hr per week included in service charge
- Personal care packages available on request
- Table service restaurant
- Homeowners communal lounge & Function room
- 24 Hour Careline
- Part exchange considered
- Please call McCarthy and Stone Resales

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

11 Windsor House, Sheffield

Windsor House was built by McCarthy & Stone purpose built 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. This apartment has recently been redecorated and re-carpeted throughout.



Lounge
Benefiting from double glazed French doors opening to a walk on patio with views towards the front gardens of the development. There is a feature electric fire with surround which acts as an attractive focal point and the lounge has ample space for dining. TV, telephone points and Sky/Sky+ connection point, two ceiling lights and 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! Partially glazed door lead onto a separate kitchen.

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 overlooking communal gardens to the front of the development.

Bedroom
A spacious double bedroom with views towards the trees at the front of the development. Built in wardrobe with sliding mirrored doors. Ceiling lights, TV and phone point.

Shower Room
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

- 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

The annual service charge is £9,460.57 for the financial year ending 31/03/2027.



 1 |  1 | Asking price £189,500

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 Estate Manager.

Car 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
Lease: 125 years from 1st Jan 2013
Ground rent: £435 per annum
Ground rent review: 1st Jan 2028

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.
- 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.

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