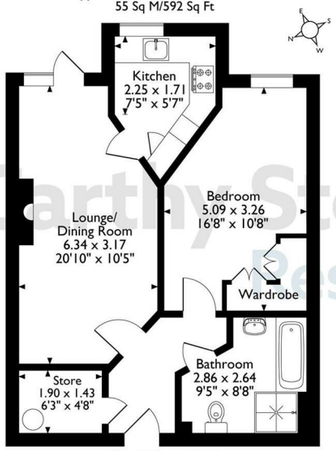
Excellent

Trustpilot

McCarthy & Stone
Resales.

12 Windsor House, 900, Abbeydale Road, Sheffield, South Yorkshire
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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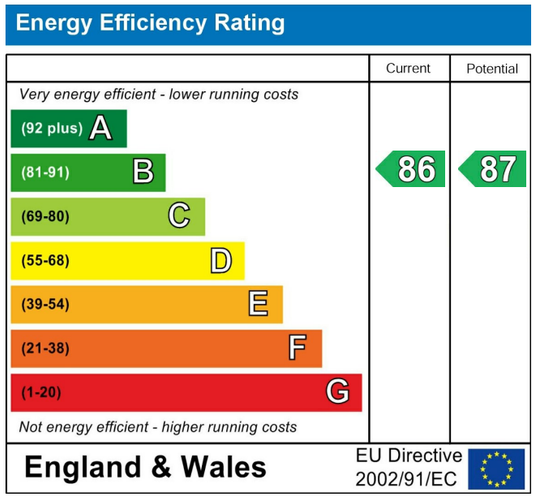

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

12 Windsor House

900 Abbeydale Road, Sheffield, S7 2BN

1 1 Council Tax Band: B

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 12 Windsor House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £189,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Direct patio and communal gardens access from living room
- Estates Manager and YourLife team onsite
- Sunny, south facing apartment
- Personal care packages available
- Table service restaurant
- Homeowners communal lounge
- Function room, WiFi in communal areas
- Guest Suite for visiting family & friends
- Laundry Room
- 24 hour Careline and Camera door entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Windsor House, Sheffield

1 | 1 | Asking price £189,500

The Development

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. There is an Estates Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom.

The apartment features a fully fitted kitchen, lounge with door to patio, bedroom and bathroom. The development includes a table service restaurant, Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estates Manager for availability.

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 entrance hall. From the hallway there is a door to a spacious walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom. New boiler and carpets throughout in Dec 2024.

Lounge

Benefiting from UPVC door opening to a walk-out South facing patio area and the communal gardens beyond. TV, telephone points. Two ceiling lights. Fitted carpets, 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

Fully fitted kitchen with tiled flooring and electronically operated kitchen window overlooking communal gardens. Stainless steel sink with mono block lever tap. Built-in oven (installed in 2024), ceramic hob with extractor hood. Integrated fridge freezer.

Bedroom

A spacious double bedroom overlooking the front of the development., benefitting from having useful, modern fitted wardrobes. Ceiling lights and phone point.

Bathroom

Fully tiled and fitted with suite comprising; bath, separate large walk-in wet room style shower, WC, vanity unit with sink and mirror above. 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.

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.

Lease 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.

For more information speak with our Property Consultant today.

- Full Fibre broadband
- Mains water and electricity
- Wall mounted electric heaters
- Mains drainage
- Venta Axia ventilation system