







Apartment 61 Windsor House

900 Abbeydale Road • Sheffield • S7 2BN

Guide Price £260,000 - £280,000

Set on the fifth (top) floor of the highly regarded McCarthy & Stone Retirement Living Plus development, this bright and airy two double bedroom apartment occupies an enviable corner position, enjoying a peaceful, leafy outlook over beautifully maintained communal gardens. Designed specifically for the over-70s, the development offers an excellent balance of independent living and on-site support. Facilities include a manned reception, on-site estate manager, 24-hour care line, camera entry system, landscaped gardens, and visitor parking. Accessed via a welcoming communal foyer with lift access to the fifth floor, the apartment opens into a generous hallway with a useful utility cupboard housing the hot water cylinder and providing additional storage. The property has been recently redecorated throughout, creating a fresh and neutral interior. The spacious open-plan living and dining area is particularly light and inviting, benefitting from its dual aspect and offering pleasant views over the landscaped grounds. The modern fitted kitchen comprises a range of matching units with contrasting worktops and integrated appliances, including an oven, electric hob, fridge, and freezer. There are two well-proportioned double bedrooms, both newly redecorated with neutral carpeting and enjoying quiet garden views, with one featuring sliding mirrored wardrobes. A fully tiled assisted wet room, designed with accessibility in mind, completes the accommodation and includes a bath. Externally, residents benefit from beautifully maintained communal gardens, featuring lawns, patios, terraces, mature planting, pathways, and ambient lighting. Parking spaces are available to rent directly through the development. Situated in the highly desirable Millhouses area, the property is within easy reach of local shops, supermarkets, cafés, and amenities, as well as the ever-popular Millhouses Park. There are excellent transport links to Sheffield city centre, Dore & Totley railway station, and the stunning Peak District National Park.





- McCarthy & Stone "Retirement Living Plus"
- Light & Airy Top Floor Apartment
- 2 Bedrooms & Accessible Bathroom
- Excellent Range of On-Site Facilities
- Over 70's Development
- Range of On-Site Facilities
- Well Maintained Communal Gardens
- Parking Available to Rent
- Lease 125 years from 2013- £510 pa
- Council Tax Band D, EPC Rating TBC





61 WINDSOR HOUSE

APPROXIMATE GROSS INTERNAL AREA
74.1 SQ M / 798 SQ FT

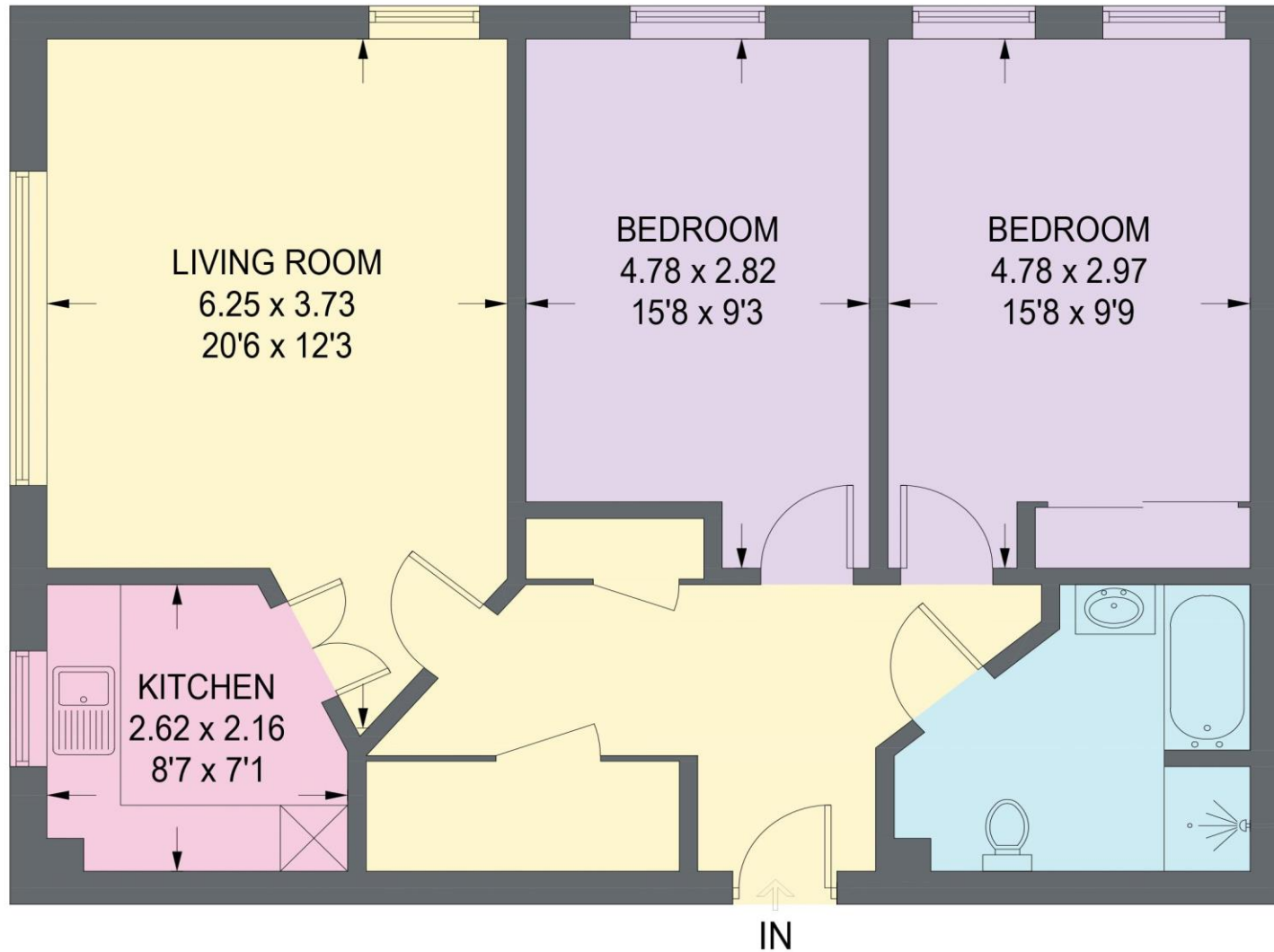


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1293511)



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