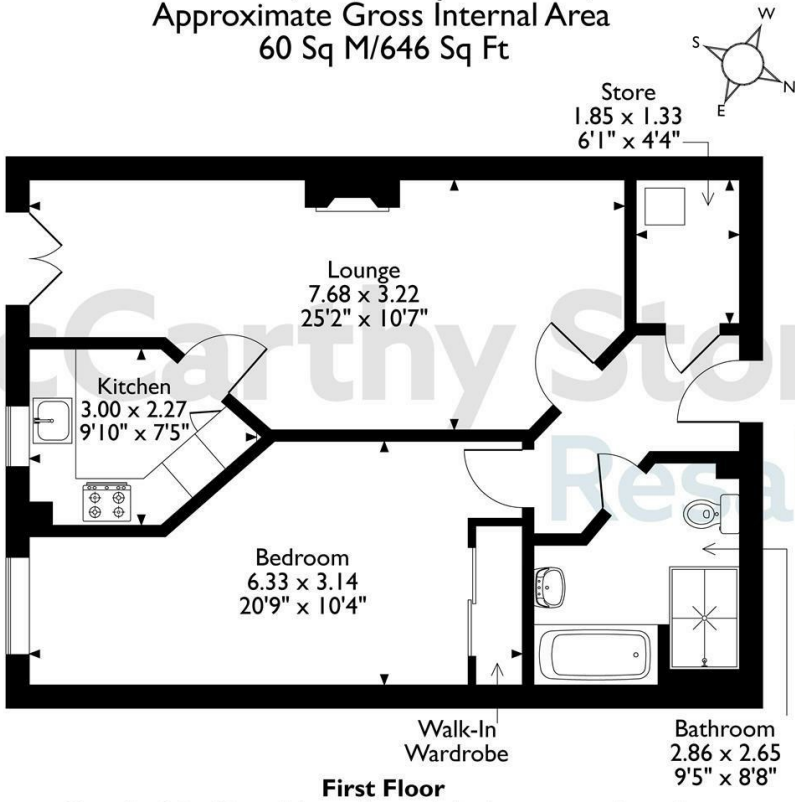


9 Windsor House, 900, Abbeydale Road, Sheffield  
Approximate Gross Internal Area  
60 Sq M/646 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



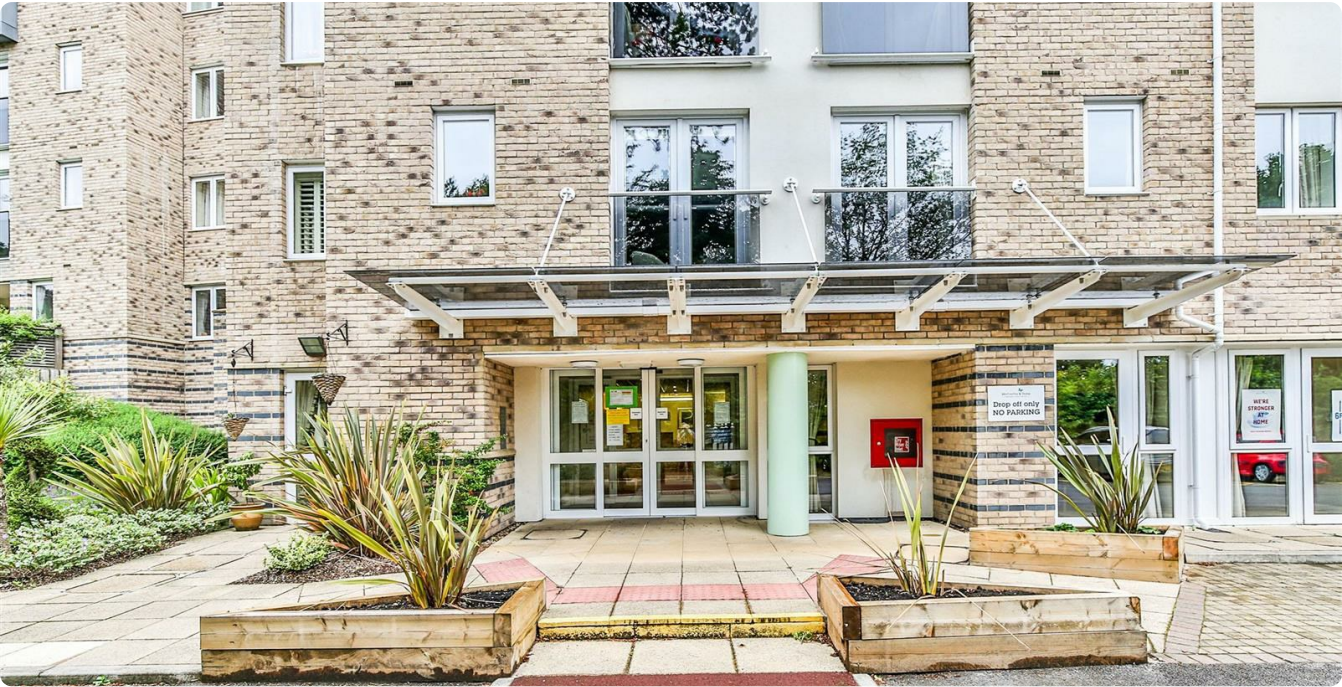
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## 9 Windsor House

900 Abbeydale Road, Sheffield, S7 2BN



Asking price £175,000 Leasehold

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# Windsor House, 900 Abbeydale Road, Sheffield

## Windsor House

Windsor House was built by McCarthy & Stone purpose built for retirement living. The development consists of 64 one and two-bedroom retirement apartments for the over 75's. 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, bedroom and bathroom. The development includes a table service restaurant, residents communal lounge, function room, electric scooter store, laundry room 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 attractively landscaped grounds surrounded by trees.

## Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the bedroom, living room and bathroom.



## Lounge

Tastefully decorated lounge with an electric fireplace with stone effect surround which creates an attractive focal point to the room and also benefiting from a Juliet balcony overlooking the front of the development. There are TV, telephone points and Sky/Sky+ connection point, two ceiling lights, fitted carpets 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 single doors lead into the separate kitchen.

## Kitchen

Fully fitted kitchen with wood effect wall and base units, granite effect roll top work surface, tiled flooring and tiled splash backs with electronically operated window. Stainless steel sink and drainer unit with mono block lever tap. Built-in oven, ceramic hob with extractor hood over, integrated fridge- freezer and under counter lighting.

## Bedroom

A spacious double bedroom with double built in wardrobe with sliding mirrored doors and window to the front of the development. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising bath and separate large level access shower with adjustable shower head and hand rail. 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



# 1 bed | £175,000

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 service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House 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 House Manager. Domestic assistance (one hour per week included in service charge, additional hours by arrangement)

## 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 length: 125 years from 01/2013  
Ground rent: £435 per annum reviewed Jan 2028  
Managed by: Your Life Management Services  
Ground rent review date January 2028

