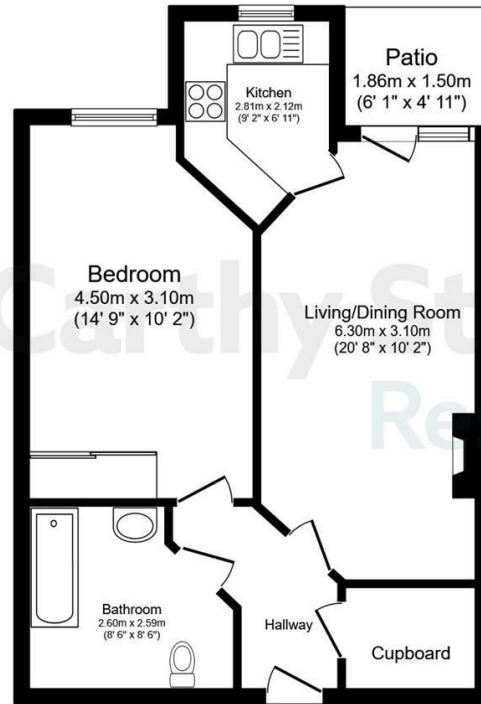


11 Windsor House

Abbeydale Road, Sheffield, S7 2BN



Total floor area 50.5 sq.m. (544 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(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	

Asking price £189,500 Leasehold

A bright and spacious one bedroom retirement apartment, situated on the ground floor with a patio area that faces South. One hour of domestic assistance included per week. On-site restaurant serving hot meals daily.

Call us on 0345 556 4104 to find out more.

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



# Windsor House, Abbeydale Road, Sheffield

## 1 bed | £189,500

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.

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. 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

