McCarthy & Stone
RESALES

53 Windsor House, 900 Abbeydale Road, Sheffield, S7 2BN
Asking price £249,000 LEASEHOLD

For further details
please call 0345 556 4104

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A WELL PRESENTED ONE BEDROOM WITH A HOBBY / STUDY ROOM SITUATED ON THE FOURTH FLOOR OF A DESIRABLE RETIREMENT LIVING PLUS DEVELOPMENT.

Summary

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 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.

Lounge

Spacious lounge benefiting from a dual aspect allowing a lot of light and benefitting from French doors opening to a Juliet balcony overlooking communal gardens at the rear of the development. There is a feature electric fire and surround which acts as an attractive focal point. TV, telephone points and Sky/Sky+ connection point. 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 double glazed doors lead onto a separate kitchen and another door leads to a study / hobby room.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Eye level oven, ceramic hob, cooker hood and integral fridge & freezer.

Bedroom

Double bedroom with window overlooking communal gardens towards the rear. Built in mirror fronted wardrobes. Ceiling lights, TV and phone point.

Study / hobby room

Additional room off of the lounge which can be used for a study or hobby room. There is a window that lets in natural light perfect for painting, crafting, reading etc with a view of the garden. This room could also be used for an occasional bed. 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 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.

Car Parking Permit Scheme- subject to availability

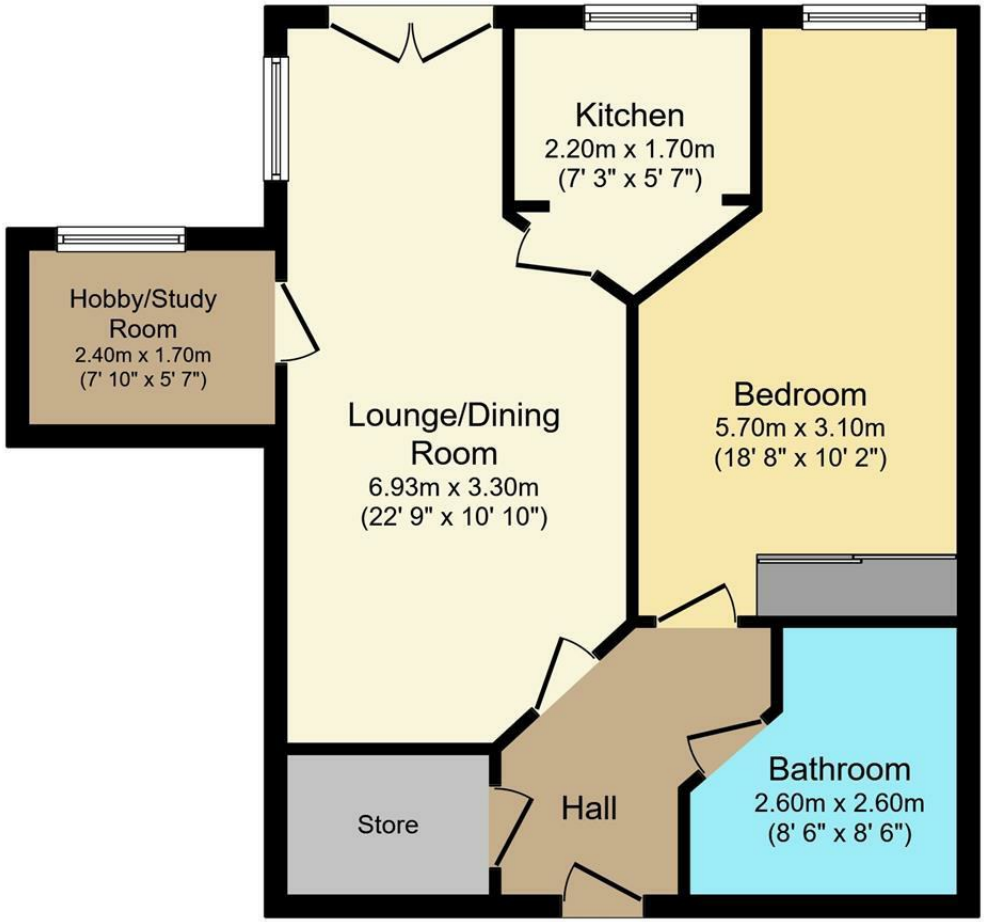
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground Rent

£435

Leasehold

125 years from 2013



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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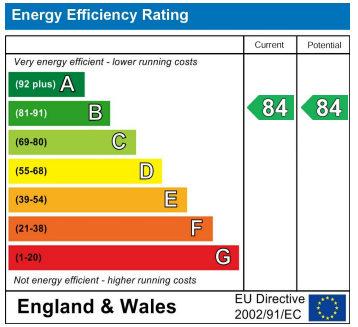

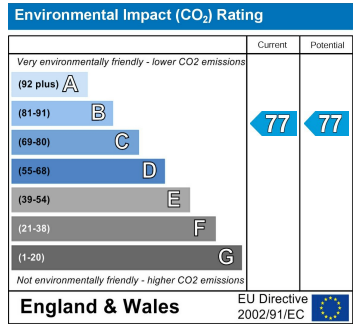

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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