McCarthy & Stone
RESALES

2 Windsor House Abbeydale Road, Sheffield, S7 2BN
Asking price £220,000 LEASEHOLD

For further details
please call 0345 556 4104

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GROUND FLOOR ONE BEDROOM APARTMENT WITH PATIO AND GARDEN ACCESS WITHIN A RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S.

Summary

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 70'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 hallway

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 access to the patio onto landscaped gardens. 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 double 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 tastefully decorated spacious double bedroom with double built in wardrobe with sliding mirrored doors and window with views of the gardens of the development. Ceiling lights, TV and phone point.

Bathroom

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 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.

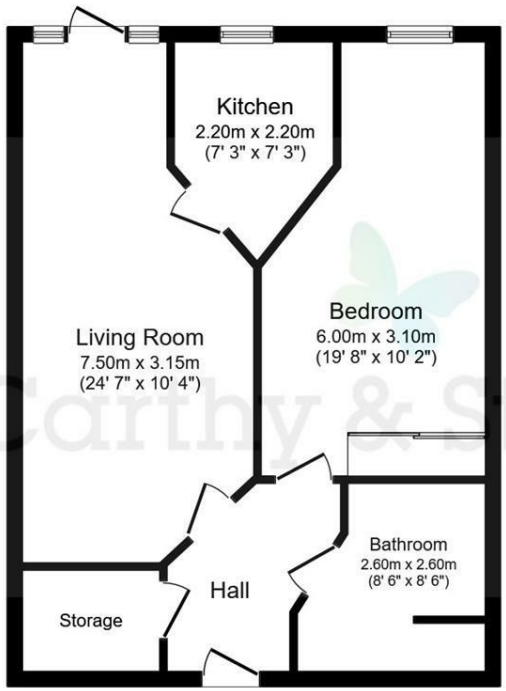
Domestic assistance (one hour per week included in service charge, additional hours by arrangement)

Car Parking 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 2013
Ground rent: £435 per annum
Managed by: Your Life Management Services



Floor Plan

56.0 sq. m. (603 sq. ft.)

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

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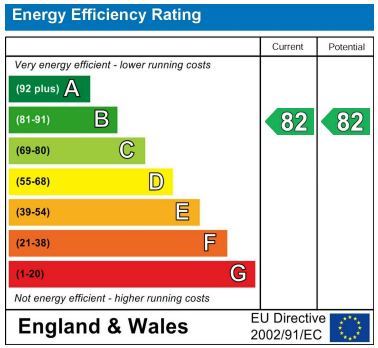

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

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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