McCarthy & Stone
RESALES

20 Windsor House 900 Abbeydale Road, Sheffield, S7 2BN
Asking price £295,000 Leasehold

For further details
please call 0345 556 4104

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A two bedroom apartment OVERLOOKING THE SIDE AND REAR GARDENS within a desirable McCARTHY AND STONE Retirement Living Plus development located CLOSE TO AMENITIES and with a BUS STOP DIRECTLY OUTSIDE development.

Summary

Windsor House was built by McCarthy & Stone purpose built for retirement living plus (formerly assisted living). The development consists of 64 one and two-bedroom retirement apartments for the over 75's 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, and separate utility 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, bedrooms and bathroom.

Lounge

This spacious lounge has the benefit of a Juliet balcony overlooking communal gardens and an additional rear window making this room very bright and airy. Electric fire and fireplace. TV, telephone points and Sky/Sky+ connection point. Two ceiling lights. 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!

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, integral fridge freezer and freestanding dishwasher. Electric opening UPVC double glazed window overlooking communal gardens.

Bedroom One

Large window overlooking communal gardens,fitted wardrobe with sliding doors. Ceiling light, TV and phone point.

Bedroom Two

Double second bedroom, window overlooking communal gardens, ceiling light, 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, Heated towel rail. 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
- One hours domestic assistance is included in the service charge.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Car Parking Permit Scheme- subject to availability

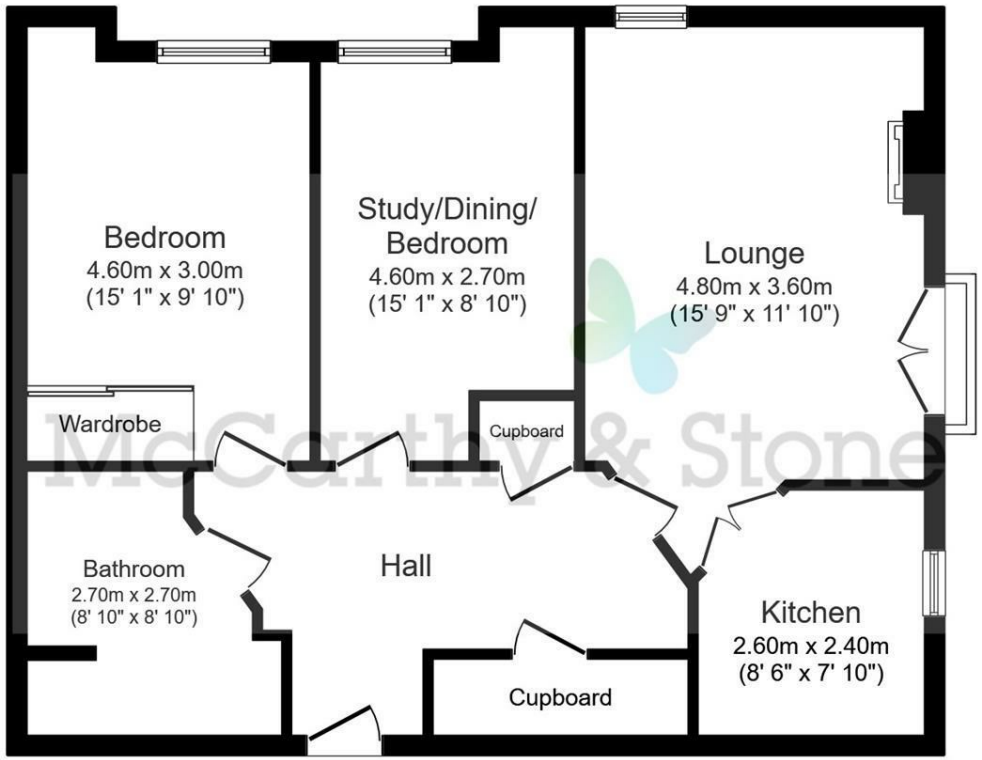
Parking is by allocated space subject to availability, the fee is £250 per annum and permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground Rent

£510 pa

Leasehold

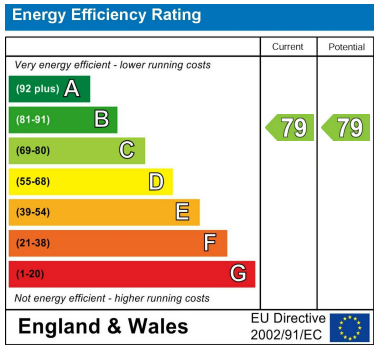
125 years from 2013



Floor Plan

Total floor area 70.0 sq. m. (753 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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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