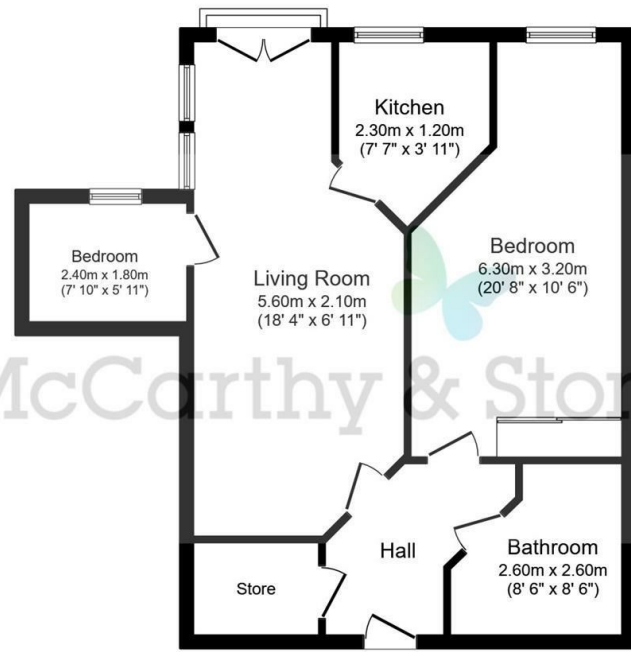


McCARTHY STONE RESALES

62 WINDSOR HOUSE

900 ABBEYDALE ROAD, SHEFFIELD, S7 2BN



Floor Plan

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



COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		80	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WINDSOR HOUSE - BOOK NOW! A WELL PRESENTED one bedroom apartment with a HOBBY/STUDY room and DUAL ASPECT LIVING ROOM situated on the FOURTH FLOOR of a desirable McCARTHY AND STONE Retirement Living Plus development for the over 75's.

PRICE REDUCTION

ASKING PRICE £235,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WINDSOR HOUSE, 900 ABBEYDALE ROAD,

1 BEDROOMS £235,000

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 75s. 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, Homeowners' lounge 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 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 bedrooms, living room and bathroom.

LOUNGE

Double aspect, ensuring the lounge feels both light and airy. Benefiting from French doors opening to a Juliet

balcony overlooking communal gardens of the development. 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.

BEDROOM/STUDY

Additional room off of the lounge which can be used for a study or hobby room or even a small bedroom. There is a window that lets in natural light perfect for painting, crafting, reading etc with a view of the garden. Ceiling lights, TV and phone point.

KITCHEN

Fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM

Benefiting from a spacious wardrobe. Ceiling lights, TV and phone point. A comprehensive range of fitted bedroom furniture including wardrobe and drawers.

BATHROOM

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.

CAR PARKING

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.

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.

Service charge: £7,203.48 per annum (for financial year end 31st March 2023)

LEASEHOLD INFORMATION

125 years from Jan 2013

Ground rent: £435 per annum

Ground rent review: date Jan 2028

It is a condition of purchase that all residents must meet the age requirements of 70 years.

