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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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46 WINDSOR HOUSE

900 ABBEYDALE ROAD, SHEFFIELD, S7 2BN



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WINDSOR HOUSE - BOOK NOW!

A BRIGHT, SUNNY and AIRY one bedroom apartment with SOUTH FACING JULIET BALCONY located on the THIRD FLOOR of a McCarthy Stone Retirement Living Plus development for the OVER 75'S; benefiting from an ON-SITE RESTAURANT, ESTATE MANAGER and CARE TEAM with BUS STOP's directly outside the development.

PRICE REDUCTION

ASKING PRICE £160,000 LEASEHOLD

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

WINDSOR HOUSE, 900 ABBEYDALE ROAD,

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. 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 south facing lounge benefiting from a Juliet balcony with aspect towards the front of the development. There is ample room for dining and an electric fire with surround which acts as an attractive focal point. 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 door lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units, drawers and work surfaces. Stainless steel sink with mono lever tap, drainer and window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer and under pelmet lighting.

BEDROOM

South facing double bedroom with window towards the front of the development. Built in mirror fronted wardrobe. TV, telephone points, ceiling light, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fully tiled and fitted with suite comprising of bath and walk-in shower, WC, vanity unit with sink and mirror above.



1 BEDROOMS £160,000

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 is £8,821.21 (for financial year end 31st March 2025).

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.

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

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

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

LEASEHOLD

125 years from 2013

Ground Rent: £435

Ground Rent review: Jan 2028

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

