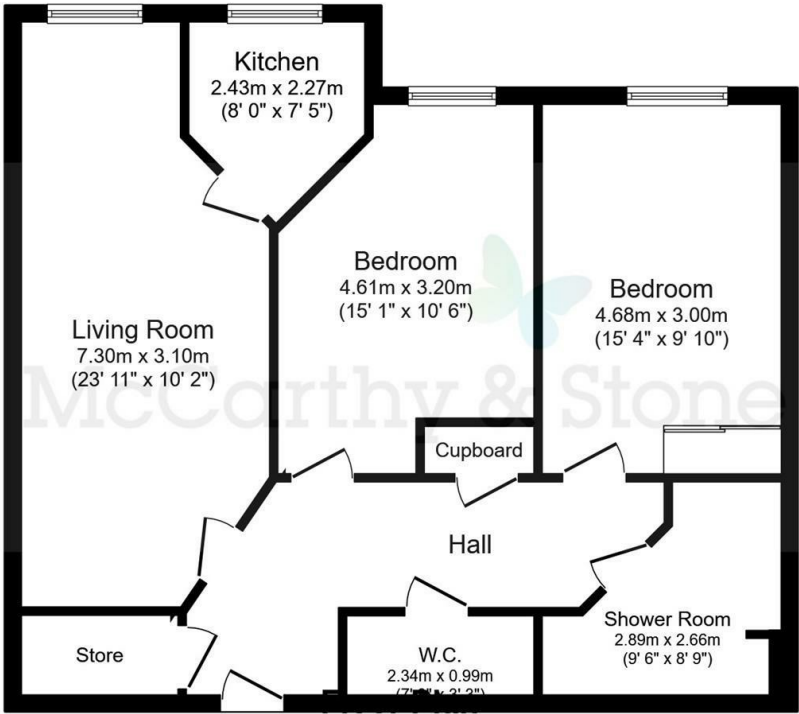


McCARTHY STONE  
RESALES

30 WINDSOR HOUSE

900 ABBEYDALE ROAD, SHEFFIELD, S7 2BN



Total floor area 74.3 sq.m. (800 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE  
RESALES

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PRICE REDUCTION

ASKING PRICE £160,000 LEASEHOLD

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# WINDSOR HOUSE, 900 ABBEYDALE ROAD,

# 2 BEDROOMS £160,000

### 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 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 and benefits from a bus stop directly outside the development and a Tesco Supermarket approximately a quarter of a mile away.

### ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - illuminated light switches, smoke detector, apartment security door entry system and the 24-hour Tunstall emergency

response pull cord system are all situated in the hall. There are two storage cupboards in the hallway, one of which is a large a walk-in storage/airing cupboard. Further doors lead to the lounge, bedrooms, bathroom and separate WC.

### LIVING ROOM

This spacious living room is bright and airy, being south facing and enjoys views over the front gardens and development entry road. There is ample space for dining, TV and telephone points and Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. There is also the benefit of a 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! A partially glazed door leads into the separate kitchen.

### KITCHEN

A fully fitted kitchen with a range of wood effect wall and base level units and drawers with a granite effect roll top work surface. Stainless steel sink and drainer unit with mono lever tap sits beneath an electronically operated UPVC double glazed window overlooking the development. Integrated appliances include a raised level oven, induction hob with cooker hood over, fridge and freezer. With tiled flooring, tiled splash-backs and central ceiling spotlights.

### MASTER BEDROOM

Double bedroom with window overlooking the front gardens and entry road of the development, fitted double wardrobe with mirror fronted sliding doors. TV, telephone points and Sky/Sky+ connection point, central ceiling light, fitted carpets, raised electric power sockets and emergency pull-cord.

### BEDROOM TWO

Spacious double second bedroom which, alternatively could be used for dining or a study and again overlooks the gardens at the front of the development. With a central ceiling light, fitted carpets, raised electric power sockets and emergency pull-cord.

### SHOWER ROOM

Wet room style, fully tiled with anti-slip flooring throughout and level access walk in shower with adjustable showerhead and hand rail, bath with hand rail and mixer taps, WC and vanity unit with wash basin and mirror above, shaver light and point, Dimplex wall mounted electric heater and emergency pull-cord.

### SEPARATE WC

Partially tiled with WC, wash hand basin with mirror above and an emergency pull-cord.

### SERVICE CHARGE

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Extra care packages are not included in the service charge but can be purchased from as little as 15 minutes per session which can be increased or decreased to suit your needs.

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 Estates Manager.

Service charge: £10,988.64 per annum (for financial year end 31st March 2024)

### 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.

### LEASEHOLD INFORMATION

125 years from 01/2013  
Ground rent: £510 per annum  
Ground rent review: Jan 2028  
Managed by: Your Life Management Services

