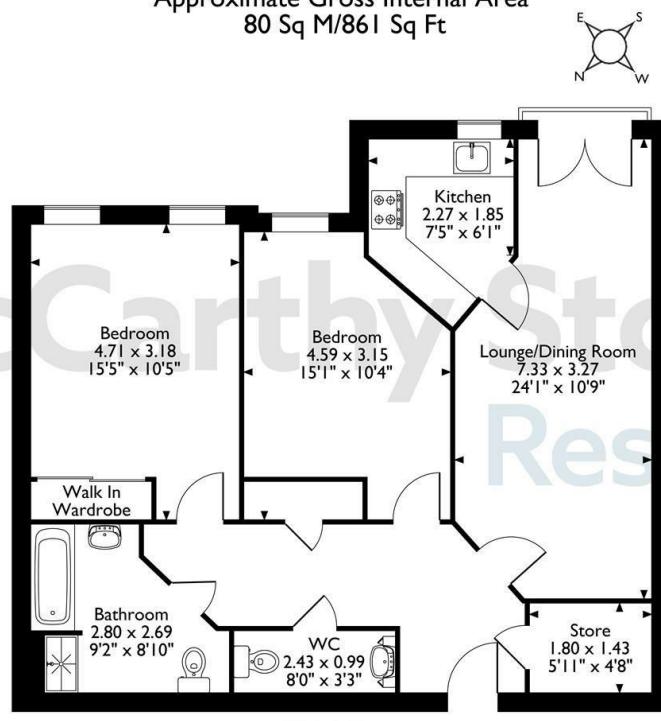
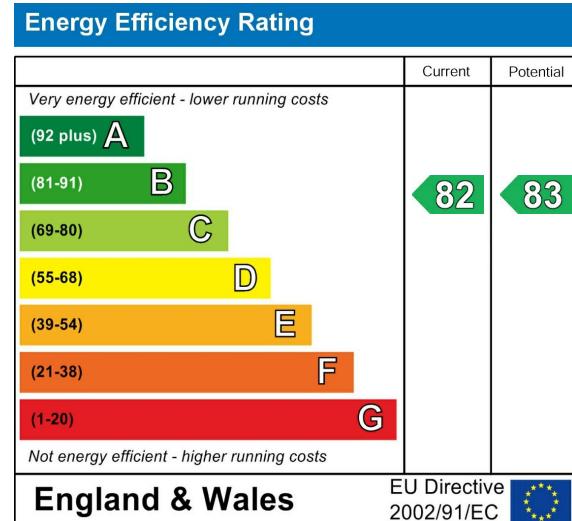


42 Windsor House, 900, Abbeydale Road, Sheffield  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



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## 42 Windsor House

900 Abbeydale Road, Sheffield, S7 2BN

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £210,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WINDSOR HOUSE - BOOK NOW!  
A beautifully presented 2 bedroom retirement apartment situated on the 4th floor, 3rd level.

Balcony overlooking the communal grounds.

**Call us on 0345 556 4104 to find out more.**

# Windsor House, 900 Abbeydale Road,

2 Bed | £210,000

PRICE  
REDUCED

## 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 for the over 70s (over 60's if registered disabled) with excellent design features to make day-to-day living easier.

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.

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 and bespoke care packages available.

## 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 with a bus stop conveniently located directly outside the development and a Tesco convenience store directly opposite.

There is a Tesco Superstore with in-store pharmacy approximately 500 meters from the development's front door.

## Entrance Hall

Your front door with spy hole and letter box leads to the spacious entrance hall. Illuminated light switches, a smoke

detector, the apartment's security door entry system and the 24-hour emergency response pull cord system situated in the hall. There are doors to a storage cupboard, the guest cloakroom and a large storage cupboard, which houses the heating system and Ventaxia air ventilation system. Further doors lead to the living room, bedrooms, bathroom and WC.

## Separate WC

Partially tiled with a wash basin, WC and emergency pull-cord.

## Living room

This spacious living room has a balcony overlooking the communal grounds. There is some room on the balcony for plants. Ample room for dining furniture. There are TV and telephone points and Sky/Sky+ connection point; two ceiling lights, fitted carpets and raised electric power sockets. partially glazed double doors lead in to the kitchen.

## Kitchen

Well equipped modern kitchen with tiled floor and a range of wall and base level units and drawers with a roll top work surface and under counter lighting. A Stainless steel sink with mono lever tap and drainer sits beneath a westerly facing window overlooking the communal gardens. Appliances include a raised level oven, ceramic hob, cooker hood and integral fridge freezer.

## Bedroom One

A large and delightfully bright double bedroom, benefitting from a good sized walk-in wardrobe, housing rails and shelving. There is a central ceiling light, TV and phone point, raised level power points and an emergency pull cord.

## Bedroom Two

Another bright and airy double bedroom, which could also be used as a dining room or study. There is a central ceiling light, TV and telephone point, raised power sockets and an emergency pull-cord.

## Wet Room

Fully tiled with slip resistant flooring and fitted with a level access walk in shower, WC, vanity unit with sink and mirror above, shaver light and point, a Dimplex wall mounted electric heater 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
- 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 external window cleaning
- 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

The annual service charge is £12,084.17 for the financial year ending 31/03/2026.

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased 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.

## Car Parking Permit Scheme

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: 125 years from 1st Jan 2013

Ground rent: £510 per annum

Ground rent review: 1st Jan 2028

Managed by: Your Life Management Services

