Excellent

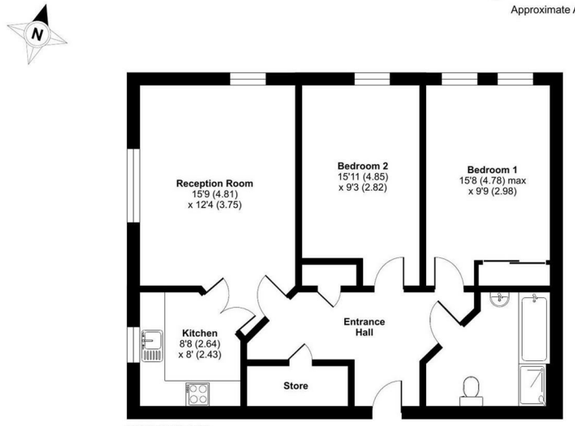
Trustpilot

McCarthy & Stone
Resales.

**Abeydale Road, Sheffield, S7**

Approximate Area = 823 sq ft / 76.4 sq m

For identification only - Not to scale

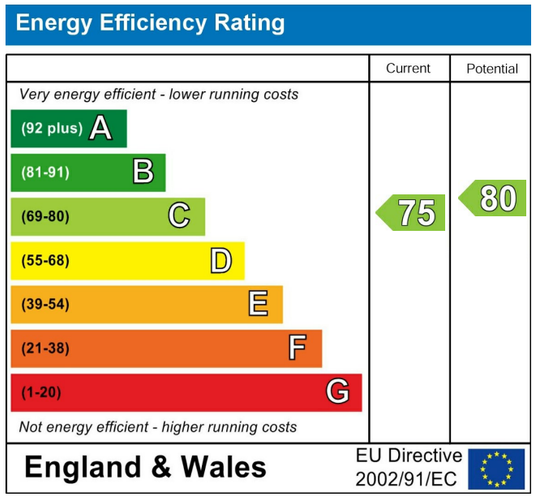



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for McCarthy & Stone Management Services. REF: 1538759

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman









## 61 Windsor House

900 Abbeydale Road, Sheffield, S7 2BN

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 61 Windsor House could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £260,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

**Why you'll love living here:**

- Dual aspect living room
- Two double bedrooms
- Wet room with both bath & shower
- 24/7 on-site support
- Table service restaurant
- Social homeowners communal lounge
- Landscaped gardens
- Laundry Room
- Tailored care packages available
- Personal care packages available

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

# 61 Windsor House, Sheffield

2 | 1 | Asking price £260,000

**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 for the over 70s 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.

**Apartment Overview**
This two bedroom, fifth floor apartment with views over the well maintained communal gardens throughout. The lounge is bright and airy with a dual aspect, south west and north west facing outook and provides space for dining and lounging. Partial glazed doors lead to the kitchen, which boasts wooden finish cupboards, dark marble roll top countertops, a four ring ceramic hob with stainless steel extractor hood, an integrated waist height oven with space for a microwave above, an integral fridge freezer, and a double glazed window above the sink. The large principal bedroom has a double glazed window overlooking the communal gardens, while the second large bedroom which could equally be used as a study or hobby room features two large windows overlooking the gardens and a fitted wardrobe with sliding doors. The fully tiled shower/bathroom is fitted with a suite comprising a bath and separate large walk in shower, low flush WC, vanity unit with sink and mirror above, shaver light and point and slip-resistant flooring.

**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.

**The Restaurant/Bistro**
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Windsor House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

**Social Lifestyle**
The Communal Lounge is at the heart of the community at Windsor House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Windsor House on a regular basis and always happy to welcome new clients.

**Landscaped Gardens**
One of the main social hubs of Windsor House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

**Service Charge**
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Annual Service Charge: £12,750.77 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

**Care & Support**
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Windsor House we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:
- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

**Leasehold**
Lease: 125 years from 1st Jan 2013
Ground rent £510 per annum
Ground rent review: 1st Jan 2028

**Moving Made Easy**
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

**Additional Information & Services**
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage







