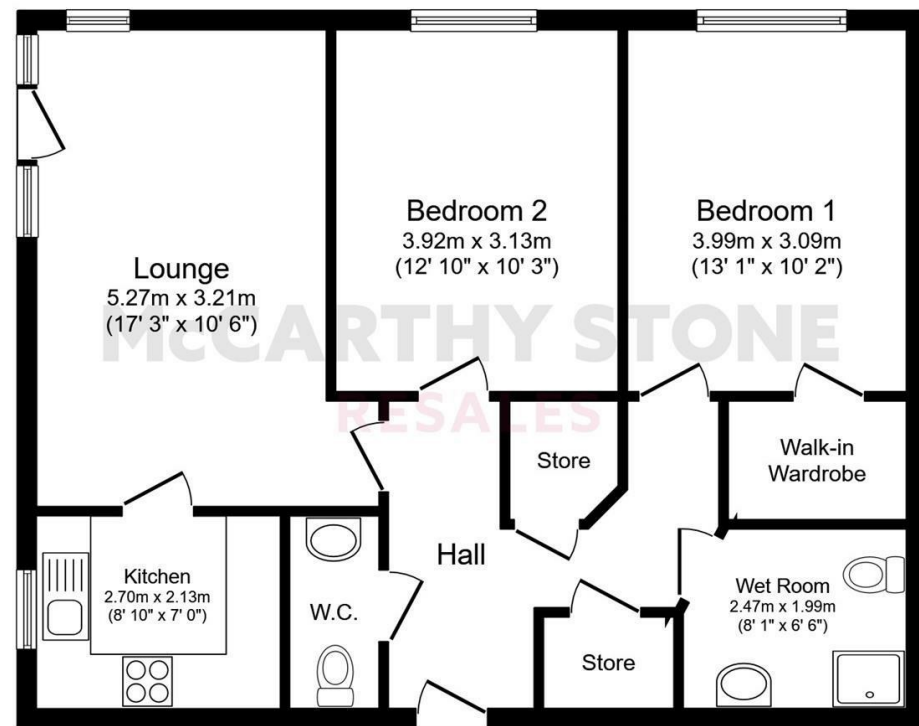


McCARTHY STONE RESALES

7 MIAMI HOUSE PRINCES ROAD, CHELMSFORD, CM2 9GE



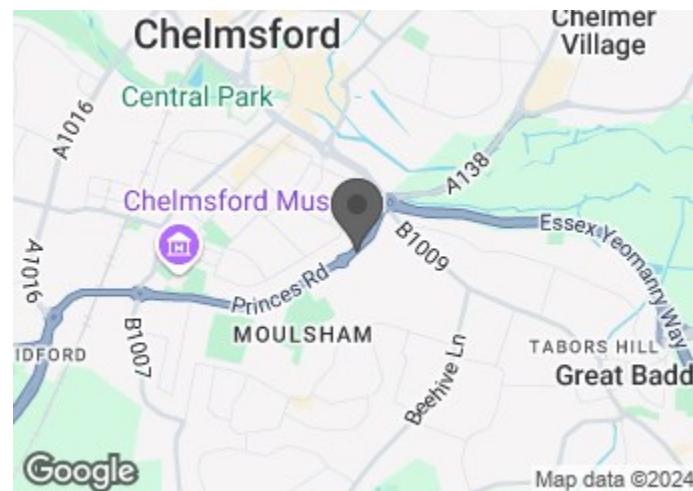
Total floor area 72.2 sq.m. (777 sq.ft.) approx

Printed Contact Details...

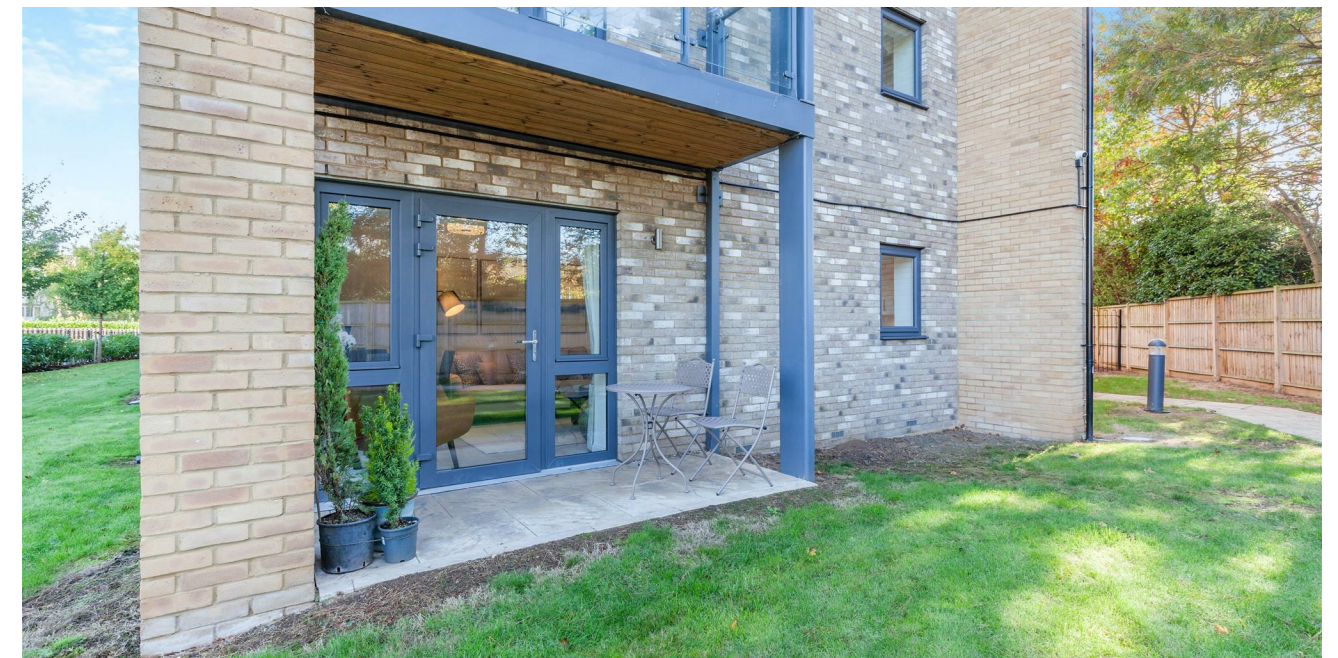
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		
	88	88



McCARTHY STONE RESALES

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MIAMI HOUSE, PRINCES ROAD, CHELMSFORD, ESSEX, CM2 9GE

THE DEVELOPMENT

Miami House is a Retirement Living PLUS development, brought to you by McCarthy and Stone. Designed for the over 70s, this development comprises 58 stylish one and two bedroom apartments with numerous communal facilities such as a Club Lounge, Guest Suite and beautiful landscaped gardens to enjoy with family and friends. For your convenience, Miami House features an on-site waitress service bistro/restaurant with freshly cooked meals provided every day

For your peace of mind there's a 24 hour emergency call system provided by a personal pendant, as well as an on-site Estate Manager. You will be able to see who's calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches.

Outside of your apartment there are plenty of facilities to enjoy. At the heart of the development is our Club Lounge, providing a great place to meet up with friends, old and new and is convenient when family come to visit. Socialise as much or as little as you like; your Estate Manager is not only there to take care of the development but is on hand to facilitate events and activities that you can choose to be part of.

You can sit back and relax in the landscaped gardens that have been thoughtfully designed to enjoy throughout the seasons. If your friends and family have travelled from afar, the Guest Suite is available to book and comprises a twin room with TV, tea & coffee making facilities and an en-suite shower room.

Miami House has a Laundry Room and a fantastic Spa Room. As well as lift access to all floors.

LOCAL AREA

Miami House is superbly positioned, just a short walk from the wonderful Oaklands Park, Museum and Café. There is a Tesco Superstore, complete with Costa Coffee, Timpson shoe repair and pharmacy, just a few minutes away. A regular bus service runs close by the development, allowing residents to visit central Chelmsford very easily.

Chelmsford's centre boasts The Meadows and High Chelmer malls, an M&S and Bond Street with a John Lewis and Foyles bookstore. Chelmsford City Theatres offers an array of wonderful shows, while Chelmsford Cathedral holds free lunch-time performances by soloists and ensembles, making it a great place to meet with friends and enjoy music and refreshments in stunning surroundings.

You are well located at Miami House, with the A12 close by, rail services to London Liverpool Street in 35 minutes and Stansted airport just a 30 minute drive away.

APARTMENT OVERVIEW

This bright and spacious two bedroom apartment is situated on the ground floor convenient for the communal lounge and on-site bistro but also has the benefit of direct access to a patio area, the garden outside the flat is very secluded and ideal for private gatherings! The apartment features generously sized rooms and modern kitchen and wet room. *viewings advised*

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. From the hallway there are doors to both a large walk-in storage/airing cupboard, as well as to an additional very useful store cupboard. Illuminated light switches, smoke detector and apartment security door entry system with intercom. All other doors lead to the lounge, both bedrooms, shower room and guest cloaks/W.C.

LOUNGE

A bright and airy lounge benefiting from a French door providing direct access to a patio area and communal grounds. The spacious room can also accommodate dining table and chairs. TV and telephone points, Sky/Sky+ connection point, fitted carpets, two decorative ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted modern kitchen with a range of white gloss fronted wall, drawer and base units, with a roll top work surface over. Sink with lever tap and drainer sits below a double glazed, auto opening window. Inset waist height Bosch electric oven with built in microwave above. Over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer and dishwasher. Tiled floor, down lighting and ventilation system.

BEDROOM ONE

A generously sized bedroom benefiting from a full height double glazed window providing views of the communal grounds. TV and telephone points, fitted carpets, ceiling light and raised electric power sockets. Door leading to a walk-in wardrobe with shelving and hanging rails.

WET ROOM

A modern wet room with level access electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin, cupboards beneath and illuminated mirror over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring and emergency pull cord.

BEDROOM TWO

A spacious second bedroom that could alternatively be used as an office, hobby room or separate dining room. TV and telephone points, fitted carpets, ceiling light and raised electric power sockets.

SERVICE CHARGE (BREAKDOWN)

- 1hr domestic assistance per week
- On-site Estate Manager and team
- Cleaning of communal windows

2 BED | £450,000

- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge £11,505.77 per annum (for financial year end 31/03/2025)

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

LEASE INFORMATION

Ground rent: £510 per annum

Ground rent review: Jan 2034

Lease length: 999 Years from 1st Jan 2019

ADDITIONAL INFORMATION & SERVICES

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

