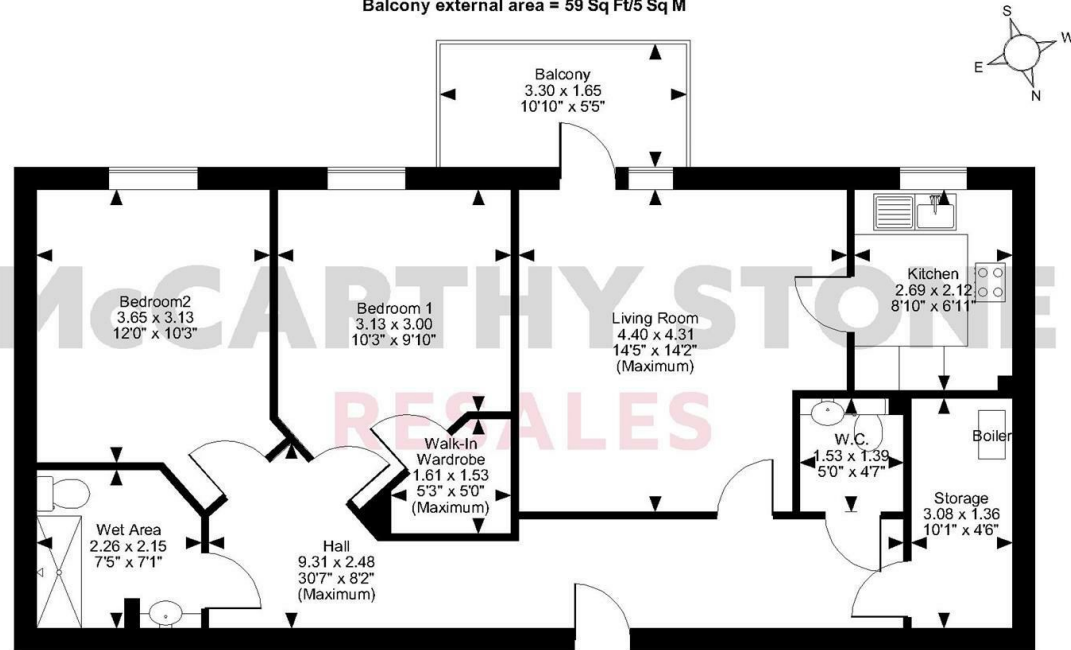


Miami House, PrincesRoad, Chelmsford, Essex  
 Approximate Gross Internal Area  
 826 Sq Ft/77 Sq M  
 Balcony external area = 59 Sq Ft/5 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615846/PDR

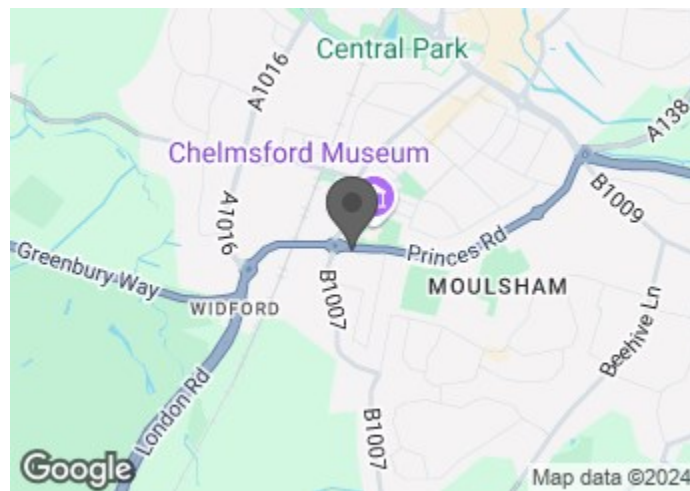
# McCARTHY STONE RESALES

## 21 MIAMI HOUSE

PRINCES ROAD, CHELMSFORD, CM2 9GE



**COUNCIL TAX BAND: E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**\*RARE GARDEN FACING LISTING\*** Luxurious SOUTH FACING two bedroom retirement apartment. Located on the first floor, this stupendous apartment offers wonderful views of the well-maintained communal gardens. You can enjoy these views from the PRIVATE WALK-OUT BALCONY. The development also offers a table service restaurant.

**PRICE REDUCTION**

**ASKING PRICE £460,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# MIAMI HOUSE, PRINCES ROAD,

# 2 BEDROOMS £460,000

## MIAMI HOUSE

Miami House is a Retirement Living PLUS development presented by McCarthy and Stone, tailored for individuals over 70. This complex features 58 elegant one and two-bedroom apartments, complemented by a range of communal amenities including a Club Lounge, Guest Suite, and beautifully landscaped gardens for socializing with family and friends. Each spacious apartment is meticulously crafted with attention to detail, boasting a generously sized living room, a fully equipped kitchen, and a level-access shower room with non-slip tiles, all finished to the highest standards.

For added security, residents benefit from a 24-hour emergency call system activated by a personal pendant and the presence of an on-site Estate Manager. The camera entry system, connected to your TV, allows you to see visitors at the main entrance. Illuminated light switches facilitate nighttime navigation. Beyond the private living spaces, the development offers additional amenities. The Club Lounge sits at the core of Miami House, offering a welcoming space to connect with friends or entertain visiting family. Engage in the community as much as you wish, with the Estate Manager organizing various events and activities. The thoughtfully designed gardens provide a tranquil setting to relax year-round. For guests traveling from a distance, a well-equipped guest suite with a twin room, TV, coffee-making facilities, and an en-suite shower room is available for booking.

## LOCAL AREA

Located in the city of Chelmsford and on the site of Chelmsford's landmark Miami Hotel, just a mile away from the centre in Moulsham, Miami House is superbly positioned. A Tesco Superstore, complete with Costa Coffee, Timpson shoe repair and pharmacy is just minutes away. Chelmsford's centre offers The Meadows and High Chelmer malls, M&S and Debenhams, and stylish new Bond Street with John Lewis and bookstore Foyles, Chelmsford City Theatres' shows range from the Genn Miller Orchestra to the Bolshoi Ballet and Elvis tributes, 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 is a 30 minute drive. The beautifully presented apartment is situated on the second floor, close to the guest suite. It is in a particularly attractive location, being south facing and enjoying views over the landscaped communal gardens.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a large walk-in storage/airing cupboard with shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the shower room, both bedrooms, WC and lounge.

## LOUNGE/DINING ROOM

A bright and airy south facing lounge benefiting from a French door providing direct access to a large walk out balcony which has views of the well maintained communal gardens. The spacious room can also accommodate dining table and chairs, ideally positioned close to the window. TV and telephone points, Sky/Sky+ connection point, fitted carpets, two ceiling lights and raised electric power sockets. Partially glazed door lead 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 south facing garden facing double glazed, auto opening window. Inset waist high 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, dishwasher. Tiled floor, down lighting, ventilation system.

## BEDROOM ONE

A generous and bright room benefiting from a full height double glazed window which faces south and provides views of the communal gardens. 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.

## BEDROOM TWO

A double second bedroom which could also be used for dining or hobby / study room with a full height double glazed window which faces south and provides views of the communal gardens. Fitted carpets, ceiling light and raised electric power sockets.

## WET ROOM

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.

## WC

Tiled and fitted suite comprising with a low level WC, vanity unit with wash basin, cupboards beneath and illuminated mirror over. Part tiling to walls and wall mounted chrome towel radiator.

## SERVICE CHARGE (BREAKDOWN)

- 1hr Domestic assistance
- On-site Estate Manager and team
- 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 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 to, to support you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

## LEASEHOLD INFORMATION

Ground rent- £510 per annum

Ground rent review - 1st Jan 2034

Lease length- 999 Years from 1st Jan 2019

## ADDITIONAL SERVICES

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, 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

