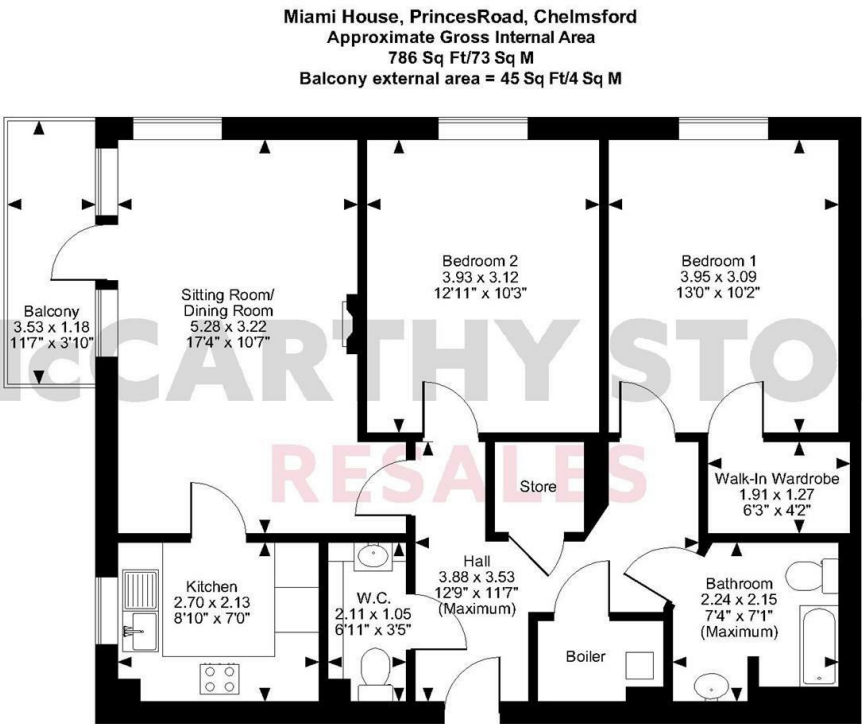


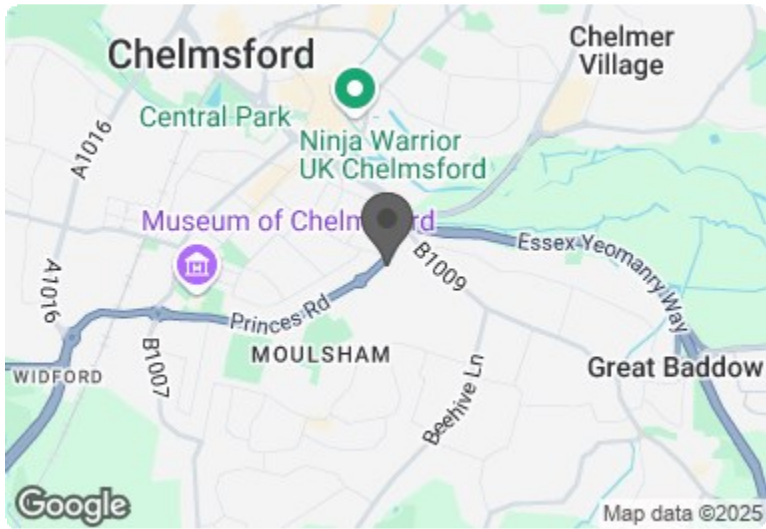
25 Miami House

Princes Road, Chelmsford, CM2 9GE

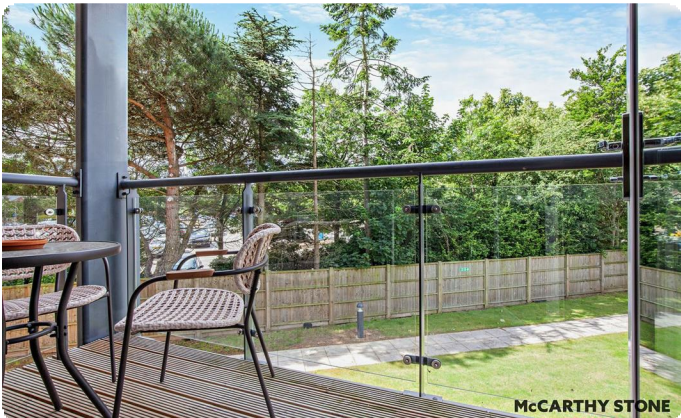
PRICE  
REDUCED



Council Tax Band: E



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	87	87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



PRICE REDUCTION

Asking price £440,000 Leasehold

A beautifully bright and spacious TWO BEDROOM apartment, situated on the first floor and boasting direct access to a balcony. McCarthy Stone retirement living plus development, offering quality care services delivered by experienced CQC registered Estates team.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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# Miami House, Princes Road, Chelmsford

## Miami House

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.

## 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

Bright and spacious lounge with the benefit of a dual aspect which allows lots of natural light in and incorporates a French door providing direct access to a balcony overlooking the rear. The spacious room can also accommodate dining table and chairs. TV and telephone points, Sky/Sky+ connection point 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 an auto opening south west facing window. Inset waist height Bosch electric oven with built in microwave above. Four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer. Under counter and down lighting.

## Bedroom One

A generously sized bedroom benefiting from a full height window with a westerly aspect. TV and telephone points and raised electric power sockets. Door leading to a walk-in wardrobe with shelving and hanging rails.

## Bedroom Two

A spacious second bedroom that could alternatively be used as an office, hobby room or separate dining room.

## Bathroom

Fully fitted with suite comprising of bath with shower over. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Electric heated towel rail. Slip resistant flooring and emergency pull cord.

## WC

Fully fitted suite comprising of a low level WC, vanity unit with hand basin and illuminated mirror over. Half height wall tiling, anti-slip flooring. 24/7 static call point.



# 2 Bed | £440,000

## Service Charge Breakdown

- 1hr domestic assistance per week
- 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 £11,992.99 per annum (for financial year end 31/03/2026)  
\*\*Entitlements Service\*\* Check out benefits you may be entitled to, 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: 1st Jan 2034  
Lease: 999 Years from 1st Jan 2019

## Additional Information & 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



PRICE  
REDUCED