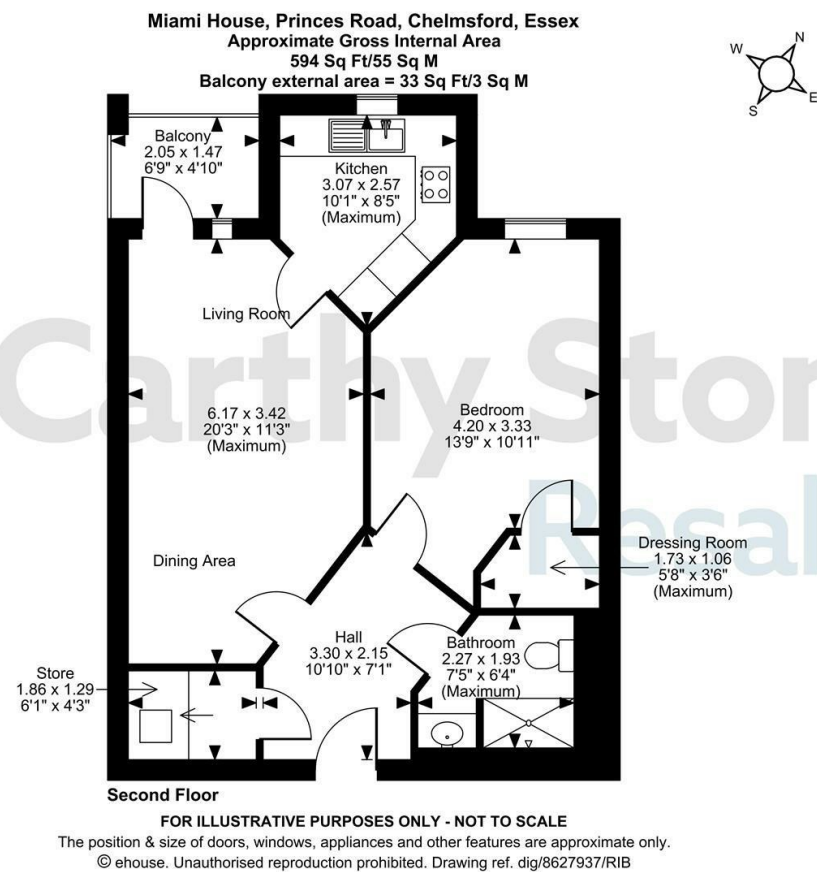
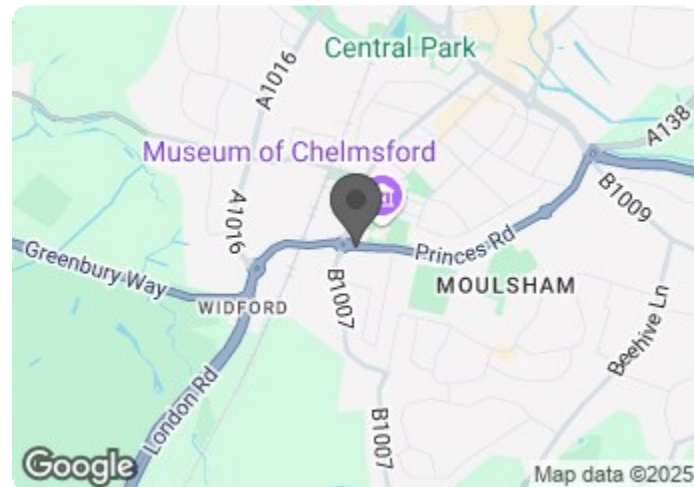


## 43 Miami House

Princes Road, Chelmsford, CM2 9GE



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive		
	2002/91/EC		

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.



**Asking price £350,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF MIAMI HOUSE - BOOK NOW!

A WELL PRESENTED one bedroom retirement apartment at Miami House. This modern apartment boasts a WALK-OUT BALCONY with direct access from the spacious lounge. Peaceful northwest-facing views from the balcony, perfect for enjoying tranquil evenings. Enjoy the on-site restaurant which offers table service dining and social opportunities. CQC Registered care staff on site, with care packages available.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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

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



# Miami House, Princes Road, Chelmsford, CM2 9GE

## Miami House

Miami House is a Retirement Living PLUS development, brought to you by McCarthy 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. There are CQC registered care staff on site at Miami House and care packages are available. 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

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 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.

## Apartment Overview

We are delighted to offer to the market this beautifully presented, one bedroom apartment situated on the second floor within a fantastic development. The apartment boasts direct access to a walk-out balcony from the lounge, that offers peaceful northwest-facing views.

## Entrance Hall

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

## Lounge

A bright and spacious lounge with ample space for a dining table. TV and telephone points, Sky/Sky+ connection point. Two ceiling light points and raised electric power sockets. Partially glazed doors lead into a separate kitchen.

## Kitchen

Fitted with a range of white fronted wall, drawer and base units, with a modern roll top work surfaces over. sink with lever tap and drainer sits below a double glazed, auto opening window. Inset Bosch electric oven with built in microwave and four ring electric Bosch hob with glass splash back and extractor hood above. Over counter lighting and central ceiling light point. Recessed integral fridge freezer, dishwasher. Tiled floor and ventilation system.

## Bedroom

A wonderful spacious, bright and airy room that benefits from a full height window, which allows plenty of natural light into the room. Door leading to a walk-in wardrobe with shelving and hanging rails. TV and telephone points, central ceiling light and raised electric power sockets.

## Shower/Wet Room

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

## Service Charge

Service Charge includes:

- Onsite Estate Manager and CQC registered care staff.
- Onsite subsidised bistro
- 1 hr domestic assistance per week
- 24-hour emergency call system

# 1 Bed | £350,000

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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. Find out more about service charges please contact your Property Consultant or Estate Manager.

The service charge is £9,188.64 for financial year ending 31st March 2026.

**\*\*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

Lease length: 999 Years from 1st Jan 2019

Ground rent: £435 per annum

Ground rent review date: 1st Jan 2034

## 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

