



**Connells**

Miami House Princes Road  
Chelmsford



### Property Description

This immaculate one-bedroom apartment in Miami House, tailored for those over 70, is part of a development featuring 58 elegant one and two-bedroom apartments. Residents can benefit from various communal amenities including a Club Lounge, Guest Suite, optional Bistro and Wellbeing/Spa facilities and beautifully landscaped gardens, perfect for leisurely moments with loved ones.

The property itself is move-in ready and consists of an entrance hallway with ample storage, a well-lit lounge, a fitted kitchen with integrated appliances, a spacious double bedroom with storage facilities and walk-in-wardrobe, and a fully tiled walk-in shower within the fitted shower room.

For added security and convenience, a 24-hour emergency call system with a personal pendant is provided, along with a 24 hour on-site Estate Manager. The camera entry system linked to the TV screen allows for easy visitor identification at the development's front door.

The thoughtfully designed landscaped gardens offer a serene retreat throughout the year, while a guest suite with a twin room, TV, coffee making facilities, and an en-suite shower room is available for visiting friends and family as well as on-site parking.

The development also benefits being a short walk to a regular bus service into central Chelmsford and local shops.

The site offers a comprehensive range of high quality amenities included in the service charge. e.g in flat cleaning.

### Entrance Hall

7' 6" x 7' 6" ( 2.29m x 2.29m )

### Lounge

10' 2" x 19' ( 3.10m x 5.79m )

### Kitchen

7' 6" x 9' 6" ( 2.29m x 2.90m )

### Bedroom

11' 9" x 13' 5" ( 3.58m x 4.09m )

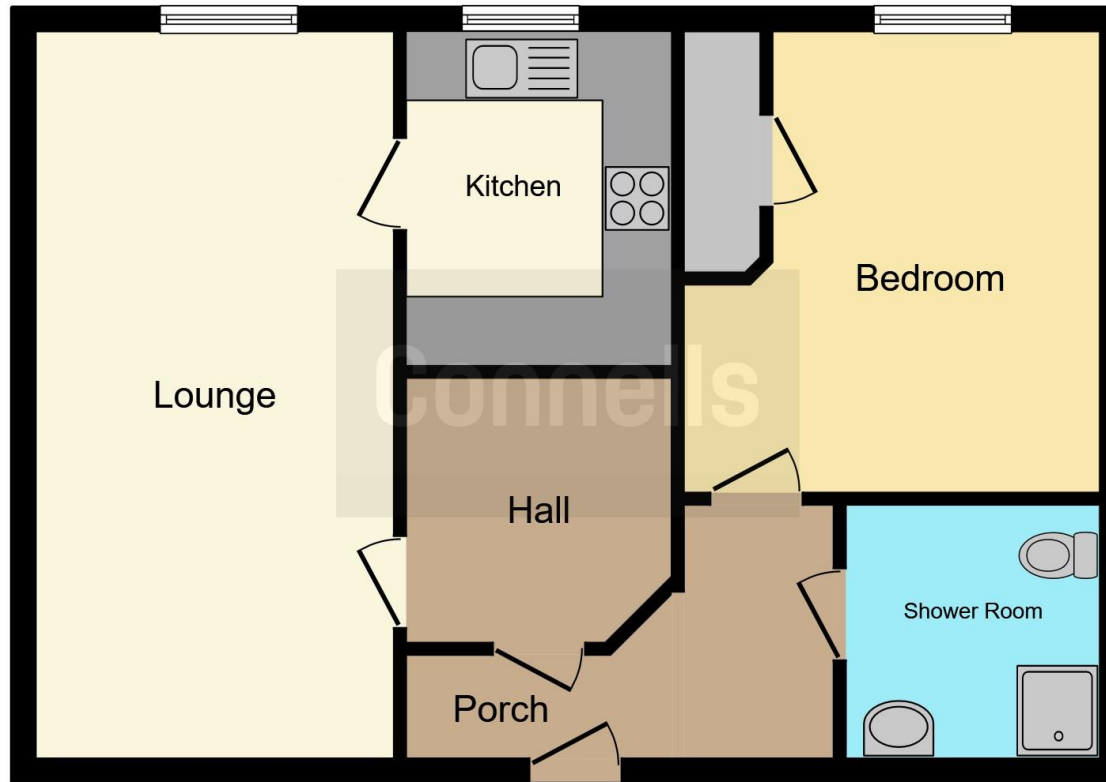
### Family

7' 2" x 7' 2" ( 2.18m x 2.18m )









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
CHELMSFORD CM1 1EH

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL307780](https://www.connells.co.uk/Property/CHL307780)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: CHL307780 - 0006