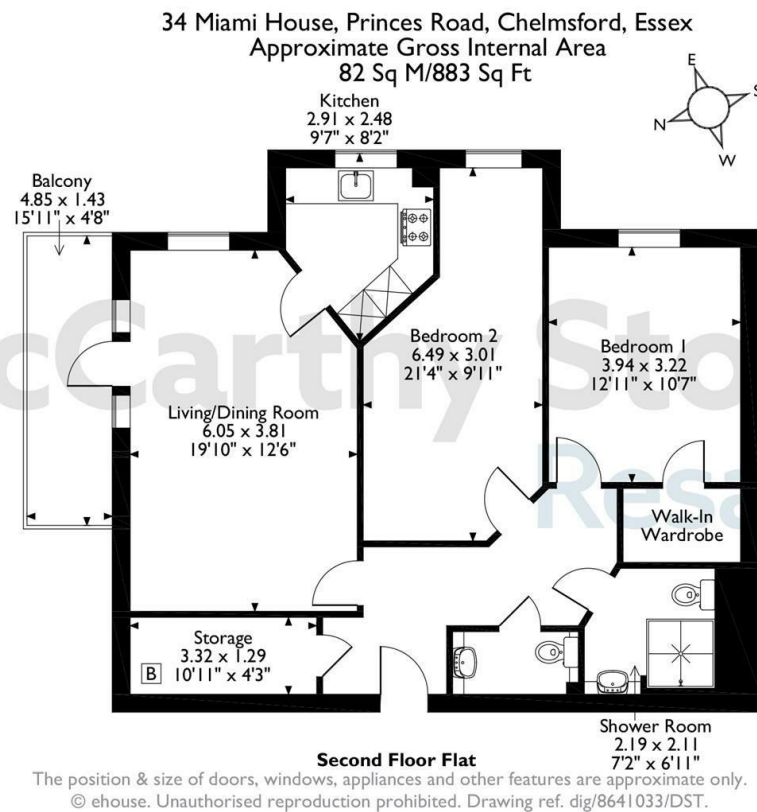


**34 Miami House**

Princes Road, Chelmsford, CM2 9GE

**PRICE  
REDUCED**



Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>86</b>               | <b>86</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**PRICE REDUCTION**

**Asking price £395,000 Leasehold**

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

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~  
A well presented two bedroom apartment located on the second floor with a WALK-OUT BALCONY. The apartment also boasts an ALLOCATED PARKING SPACE.

Miami House offers 24hr staffing, an onsite restaurant and one hour of domestic assistance per week.

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

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# Miami House, Princes Road, Chelmsford,

## 2 Bed | £395,000

PRICE  
REDUCED

### Miami House

Miami House is a Retirement Living PLUS development, brought to you by McCarthy Stone. Designed for the over 70's, this development comprises of 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 peace of mind there's a 24 hour emergency call system provided by a personal pendant as well as an on-site Estate Manager. Getting around at night is helped by having illuminated light switches. Outside of your apartment, there are extra 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 are 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 of a twin room with TV and coffee making facilities and an en-suite shower room.

### 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

The apartment is neutrally decorated throughout in order for a buyer to move straight in. This apartment is situated on the second floor which can be accessed by lift which is positioned close-by. The apartment benefits from a modern kitchen, wet room, guest WC, walk in wardrobe and a balcony large enough to house a small bistro set. Allocated parking space included.

### 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. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedrooms, wet room and guest toilet.

### Lounge

A spacious lounge benefiting from a French door providing direct access to walk out balcony. The lounge allows ample space for 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 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 the motorised 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 a built in under counter slimline dishwasher. Tiled floor, down lighting, ventilation system.

### Bedroom

A double bedroom benefiting from a full height window allowing lots of natural light in. TV and telephone points, BRAND NEW fitted carpets, ceiling light and raised electric power sockets. Door leading to a walk in wardrobe with shelving and hanging rails.

### 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.

### Second Bedroom

A double second bedroom which could also be used for dining or hobby / study room with a full length window. Fitted carpets, ceiling light and raised electric power sockets

### WC

Tiled and fitted suite comprising 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 24/7

- Subsidised on-site Bistro
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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

Annual Service charge: £11,992.99 for financial year ending 31/03/26.

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 please contact your Property Consultant or Estate Manager.

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

### Leasehold 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.

**\*\* 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

### Parking

This property comes with an allocated parking space

