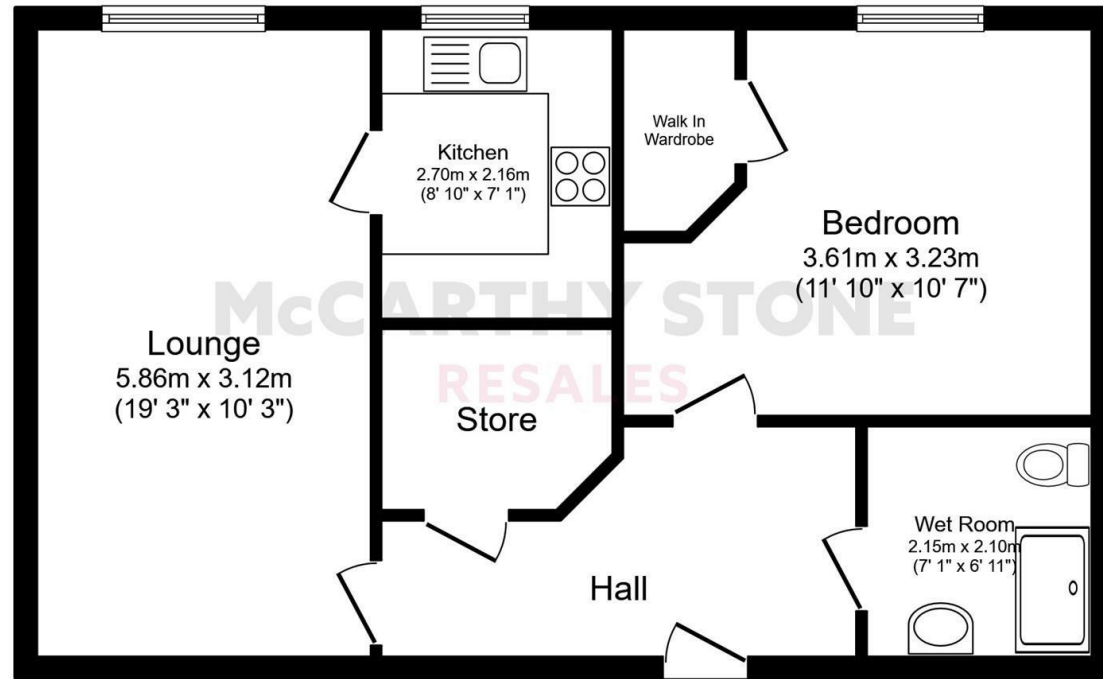


31 Miami House

Princes Road, Chelmsford, CM2 9GE



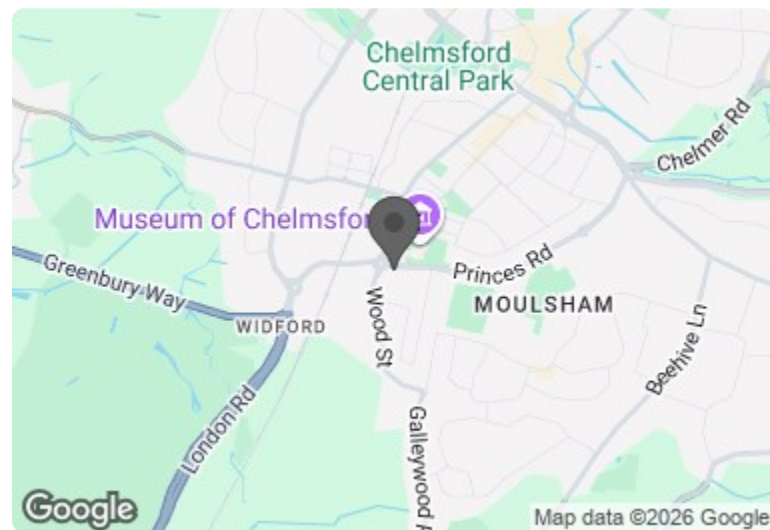
Total floor area 57.8 sq.m. (622 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £270,000 Leasehold

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Miami House, Princes Road, Chelmsford,

1 Bed | £270,000

PRICE
REDUCED

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

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.

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 benefits from a full height window. 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

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily

- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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 annual service charge is £9,554.44 for financial year ending 31st March 2027.

****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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

