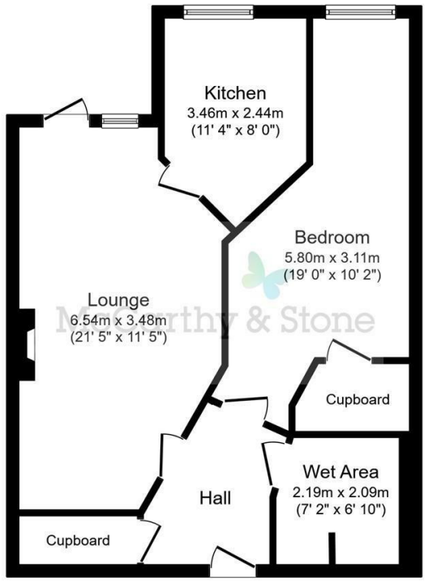
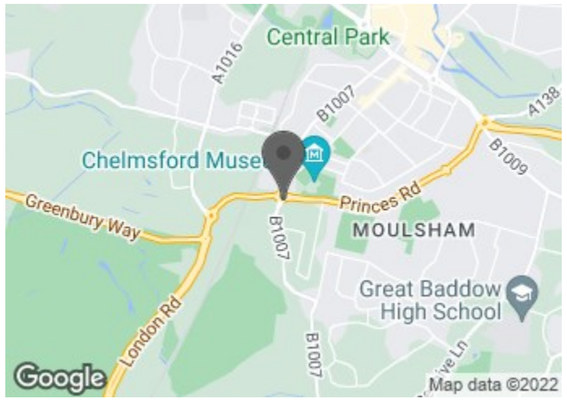


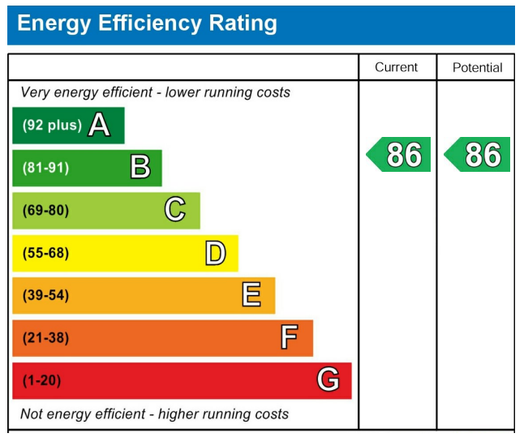
Ground Floor

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

COUNCIL TAX BAND: D





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The Property Ombudsman

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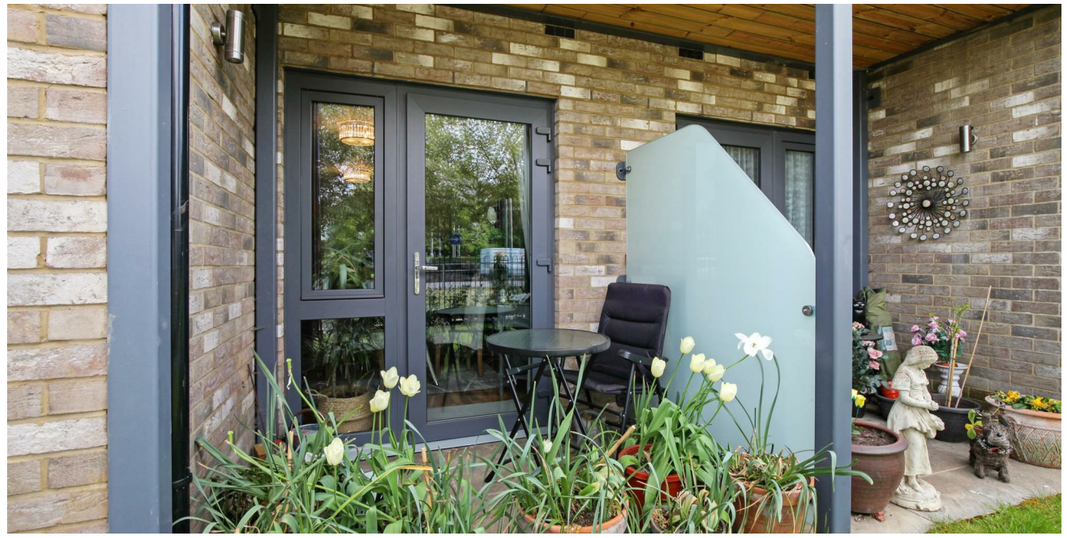
McCARTHY STONE
RESALES

10 MIAMI HOUSE

PRINCES ROAD, CHELMSFORD, CM2 9GE



MUST SEE A BEAUTIFULLY PRESENTED ONE BEDROOM, GROUND FLOOR RETIREMENT APARTMENT WITH A PATIO AREA ~Built by McCarthy & Stone~

ASKING PRICE £360,000 LEASEHOLD

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MIAMI HOUSE, PRINCES ROAD, CHELMSFORD, CM2 9GE

1 BED | £360,000

MIAMI HOUSE
Miami House is a Retirement Living PLUS development, brought to you by McCarthy and 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.
The spacious apartments are carefully designed and built with pride and attention to detail. You will find a beautifully spacious living room, fully fitted kitchen, a well appointed level access shower room with slip resistant tiling, all tastefully painted and finished to the highest standards. 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 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 Debenhams, and stylsh 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 Stanstead airport is a 30 minute drive.

APARTMENT OVERVIEW
We are delighted to offer to the market this beautifully presented, ex show apartment conveniently situated on the ground floor with access from the living room onto a patio area, overlooking the grounds of Miami House.

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 benefiting from a patio door leading to a paved area and communal gardens. There's ample space for a dining table and electric fire and surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling light points and raised electric power sockets. Partially glazed door lead onto 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 spacious, bright and airy room benefits from a full height window. Door leading on 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
- Onsite Estate Manager and team
- Onsite subsidised bistro
- 1 hr domestic assistance per week
- 24-hour emergency call system
- 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 for this property is £7013.28 p.a. up to financial year end 31/03/2023.

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.

LEASE INFORMATION
Lease length: 999 Years from 1st Jan 2019
Ground Rent: £435 per annum
Ground rent review date: Jan 2034
Service Charge: £584.44 per month, year end 31st March 2023.