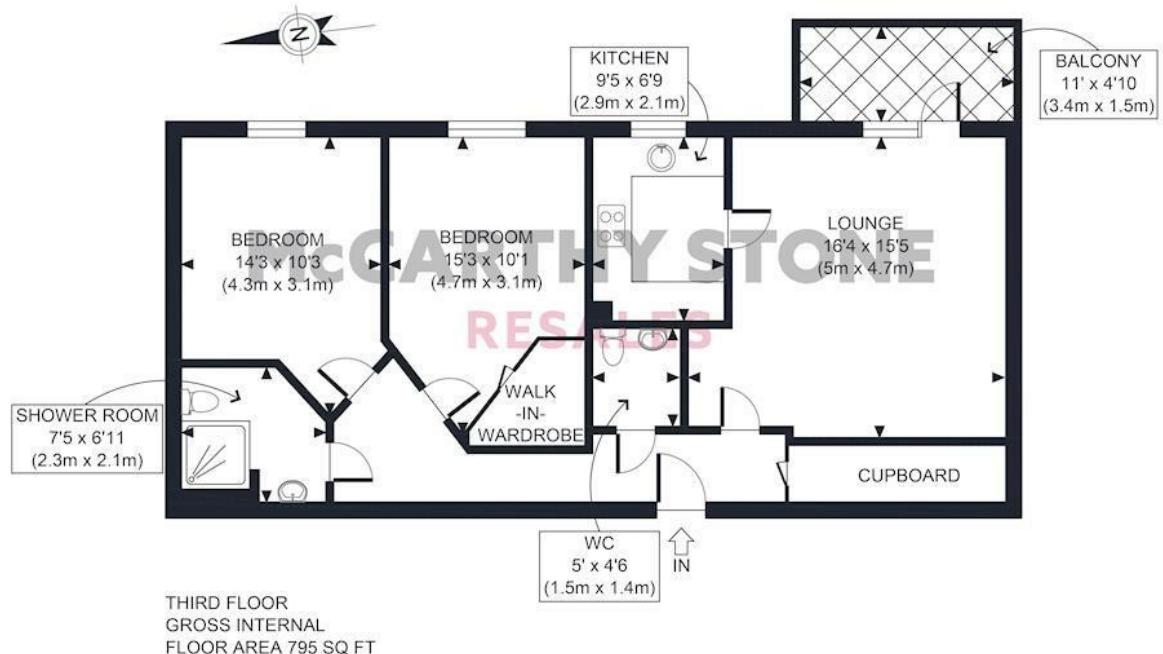


**McCARTHY STONE**  
RESALES

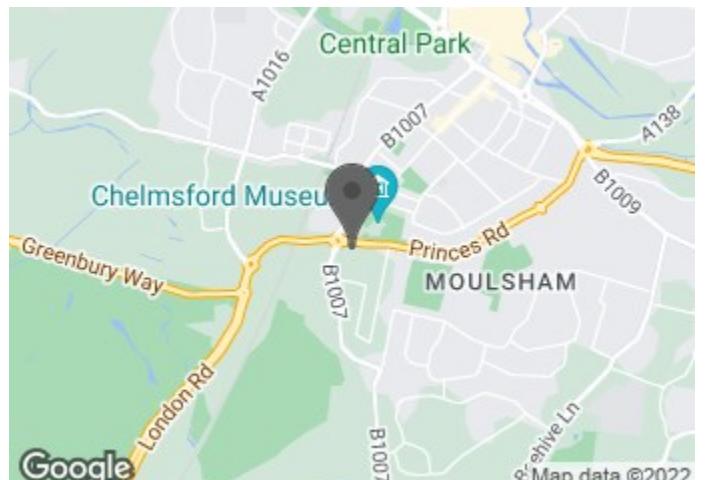
## 52 MIAMI HOUSE,

PRINCES ROAD, CHELMSFORD, CM2 9GE



APPROX. GROSS INTERNAL FLOOR AREA 795 SQ FT / 74 SQM	Miami House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 21/02/22
	photoplan

### COUNCIL TAX BAND: E



**McCARTHY STONE**  
RESALES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



\*RARE GARDEN FACING LISTING\* Luxurious SOUTH FACING two bedroom third floor apartment with walk out balcony set within a desirable McCarthy & Stone retirement living plus development. \*LIKE NEW CONDITION\*

**ASKING PRICE £495,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# MIAMI HOUSE, PRINCES ROAD, CHELMSFORD, ESSEX, CM2 9GE

## 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 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



## APARTMENT FEATURES

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. The beautifully presented apartment is situated on the second floor, close to the guest suite. It is in a particularly attractive location, being south facing and enjoying views over the landscaped communal gardens.

## 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 with shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the shower room, both bedrooms, WC and lounge.

## LOUNGE

A bright and airy south facing lounge benefiting from a French door providing direct access to a walk out balcony which has views of the well maintained communal gardens. The spacious room can also accommodate dining table and chairs, ideally positioned close to the window. TV and telephone points, Sky/Sky+ connection point, fitted carpets, two 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 a south facing garden facing double glazed, auto opening 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, dishwasher. Tiled floor, down lighting, ventilation system.

## MASTER BEDROOM

A generous and bright room benefiting from a full height double glazed window which faces south and provides views of the communal gardens. TV and telephone points, fitted carpets, ceiling light and raised electric power sockets. Door leading to a walk in wardrobe with shelving and hanging rails.



**2 BED | £495,000**

## BEDROOM TWO

A double second bedroom which could also be used for dining or hobby / study room with a full height double glazed window which faces south and provides views of the communal gardens. Fitted carpets, ceiling light and raised electric power sockets.

## 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.

## WC

Tiled and fitted suite comprising with 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
  - Cleaning of communal windows
  - Water rates for communal areas and apartments
  - 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
- 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 contact your Property Consultant or Estate Manager.

Service charge: £8,926.04 pa (for financial year ending 04/23)

## LEASEHOLD INFORMATION

Ground rent- £510 per annum

Lease length- 999 Years from 1st Jan 2019

