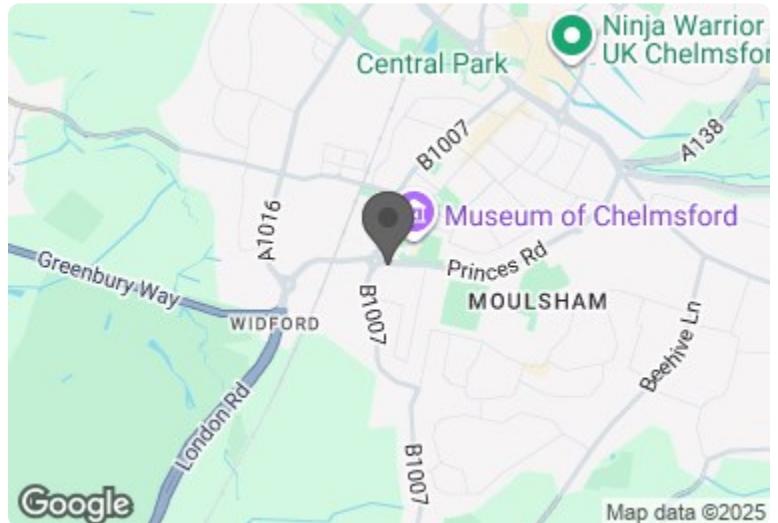


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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



| Energy Efficiency Rating                                   |         |           |
|------------------------------------------------------------|---------|-----------|
|                                                            | Current | Potential |
| Very energy efficient - lower running costs<br>(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                |         |           |
| England & Wales                                            |         |           |
| EU Directive 2002/91/EC                                    |         |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 15 Miami House

Princes Road, Chelmsford, CM2 9GE



PRICE  
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PRICE REDUCTION

**Asking price £280,000 Leasehold**

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

A BEAUTIFULLY presented one bedroom apartment on the first floor with dual aspect lounge and modern kitchen and wet room. Miami House is a McCarthy Stone retirement living PLUS development, with 24hr staffing, onsite restaurant and one hour of domestic assistance per week.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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

# Miami House, Princes Road, Chelmsford,

## 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.

## 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 lounge, bedroom and wet room.

## Lounge

A spacious lounge benefiting from a dual aspect allowing lots of natural light in. The floorplan of this room provides perfect space for dining (as per photos) and has a feature electric fire and surround making an attractive focal point. TV and telephone points, Sky/Sky+ connection point, 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 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, 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.

## 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



# 1 Bed | £280,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £9,188.64 for financial year ending March 2026. 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.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200\*).

## Leasehold Information

Ground rent- £435 per annum  
Ground rent review: 1st Jan 2034  
Lease - 999 Years from 1st Jan 2018

## Additional Information & Services

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 that can assist with service charges or living costs.
- 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

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



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