



McCarthy & Stone  
RESALES



40 Miami House, Princes Road, Chelmsford, CM2 9GE  
Asking price £457,000 LEASEHOLD

For further details  
please call 0345 556 4104

# 40 Miami House, Princes Road, Chelmsford, CM2 9GE

**\*LIKE NEW CONDITION\*** Luxurious two bedroom second floor retirement apartment ~Built by McCarthy & Stone~

## 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 & Apartment Overview

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 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 walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom.. Doors lead to the living room, both bedrooms, bathroom, and cloakroom.

## Living Room

A bright and spacious living room benefitting from a double glazed patio door leading out to a good sized balcony. Space for a dining furniture. Electric fire and surround. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, 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. Inset Bosch electric oven with built in microwave. Sink with lever tap sits below a double glazed, auto opening window. 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 spacious, bright and airy room benefits from a full height

double glazed window. A range of power sockets. TV and telephone points. 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.

## Second Bedroom

A good sized second bedroom, currently used as a second sitting room/office. Full height double glazed window. TV and power points.

## Service Charge (breakdown)

- Onsite Estate Manager and team
- 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 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.

## Ground Rent

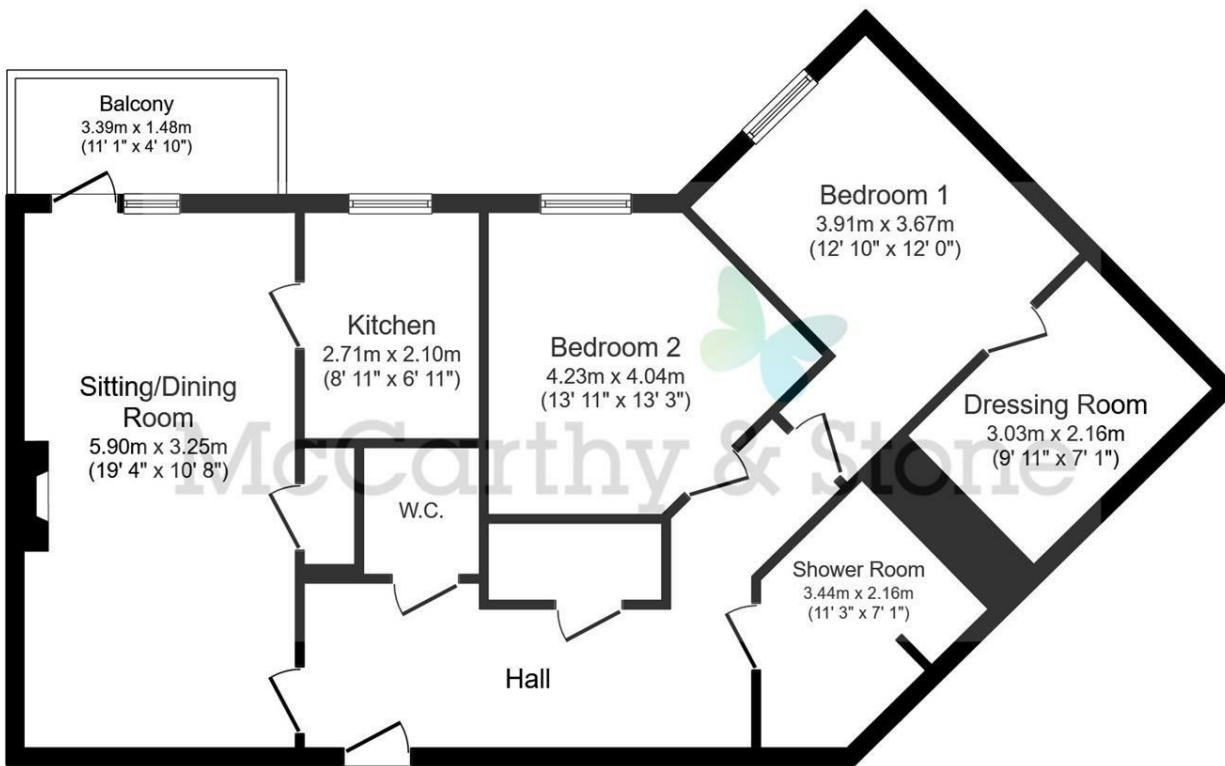
Annual fee - £510

## Lease Length

999 Years from 1st Jan 2019







**Floor Plan**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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