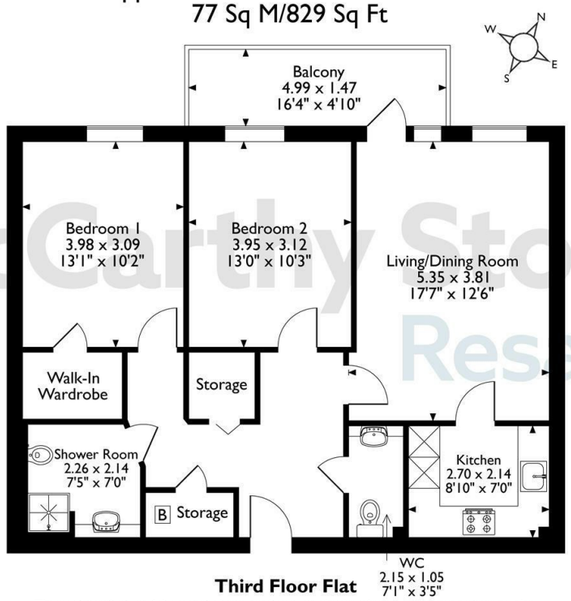
McCarthy Stone
Resales

55 Miami House, Princes Road, Chelmsford, Essex
Approximate Gross Internal Area
77 Sq M/829 Sq Ft

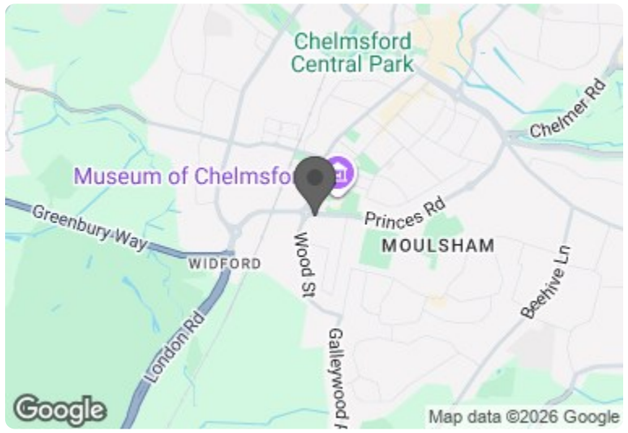


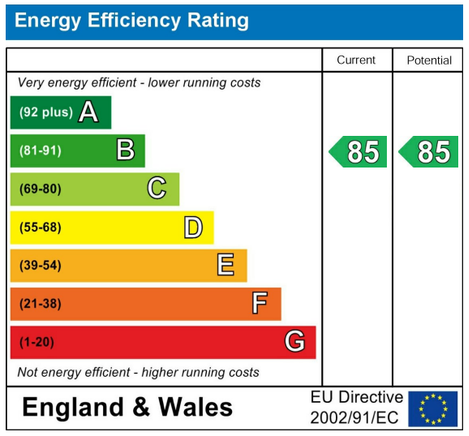

**Third Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.

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## Council Tax Band: E




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The Property Ombudsman

McCarthy Stone
Resales

# 55 Miami House

Princes Road, Chelmsford, CM2 9GE

PRICE REDUCED







## PRICE REDUCTION

## Asking price £350,000 Leasehold

*ENJOY LUNCH ON US WHEN YOU VIEW MIAMI HOUSE - BOOK NOW!*

Discover comfortable and independent retirement living at Miami House, a popular McCarthy Stone Retirement Living Plus development in the heart of Chelmsford. This spacious two-bedroom apartment is situated on the third floor and benefits from convenient lift access. The well-designed accommodation features a bright and welcoming living area with direct access to a private walk-out balcony, providing the perfect place to relax and enjoy the surroundings. The modern kitchen comes complete with integrated appliances, while the property also offers two generous double bedrooms, a contemporary shower room and a separate WC. Two useful storage cupboards provide additional practicality, helping to keep the living space organised and clutter-free. A further benefit of this attractive apartment is the allocated parking space, offering added convenience for residents. Miami House offers an excellent range of on-site facilities designed to enhance retirement living, including a welcoming bistro, beautifully landscaped communal gardens and a homeowners' lounge where residents can relax, socialise and enjoy a variety of organised events and activities. Combining spacious accommodation, convenient facilities and a welcoming community, this apartment offers an appealing opportunity to enjoy a relaxed and sociable retirement lifestyle in Chelmsford.

*PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE*

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Miami House, Princes Road, Chelmsford,

# 2 Bed | £350,000

**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 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 Summary**
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*PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE*

**Care & Support**
The personal care services available at Miami House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

**The Restaurant/Bistro**
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Miami House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

**Lifestyle Services**
Lifestyle Services at our Miami House are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

**Landscaped Gardens**
One of the main social hubs of Miami House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

**Social Lifestyle**
The Communal Lounge is at the heart of the community at Miami House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

**Parking**
This apartment includes an allocated parking space.

**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 please contact your Property Consultant or Estate Manager.

Service charge: £12,508.76 per annum (for financial year ending 31/03/27)

**Entitlements Service** Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

**Leasehold Information**
Ground rent- £510 per annum
Ground rent review: 1st Jan 2034
Lease length- 999 Years from 1st Jan 2019

**Moving Made Easy & Additional Information**
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

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

PRICE REDUCED



















