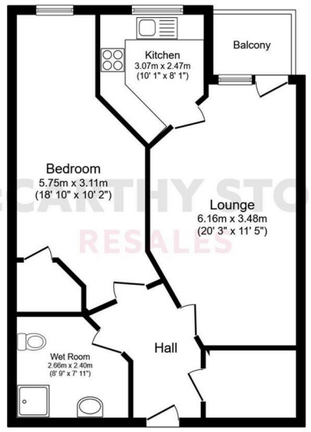
Excellent

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RESALES

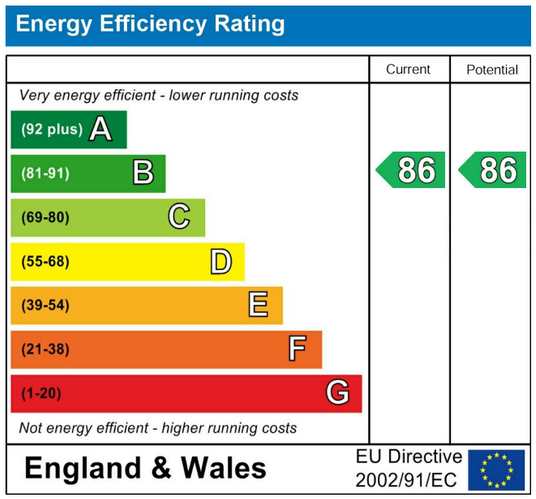
Total floor area 59.8 sq.m. (643 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







44 Miami House

Princes Road, Chelmsford, CM2 9GE

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 44 Miami House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom Second Floor Apartment
- Walk Out Balcony
- CQC registered Care Team
- Emergency Call Systems
- Optional Care Packages
- Communal Lounge
- Restaurant
- Secure Video Entry Systems
- Estate's Manager & 24/7 Staffing
- Part Exchange & Entitlements Advice

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Miami House, Chelmsford

1 | 1 | Asking price £249,950

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

Discover comfortable and convenient retirement living at Miami House, a welcoming McCarthy Stone Retirement Living Plus development in the heart of Chelmsford. This beautifully presented one-bedroom retirement apartment is situated on the second floor and benefits from a lovely private balcony, offering the perfect place to enjoy a morning coffee or unwind in the fresh air. Designed to support a relaxed and independent lifestyle, the apartment provides an inviting home within a development offering a range of excellent facilities and services. These include one hour of domestic assistance per week, along with on-site support and opportunities to socialise with fellow homeowners. Offered with no forward chain, this attractive apartment presents an excellent opportunity for those looking to make their next move with greater ease. What's more, the inclusion of 12 months' service charge adds further appeal.

PART EXCHANGE & 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.

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

Lifestyle Services
Lifestyle Services at our Miami House development 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.

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.

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

The annual service charge is £9,554.44 for financial year ending March 2027.

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.

Entitlements Service Check out benefits you may be entitled to.

Leasehold Information
Ground rent- £435 per annum
Ground Rent Review: 1st Jan 2034
Lease length- 999 Years from 1st Jan 2018

Additional Information & Services
Entitlements Service Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

Moving Made Easy
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 speak with our Property Consultant today.









