



10 Miami House, Princes Road, Chelmsford, Essex, CM2 9GE

- ONE BEDROOM GROUND FLOOR APARTMENT
- ONE ALLOCATED PARKING SPACE
- LOUNGE & DINING AREA
- OVER 70'S COMPLEX
- MODERN FITTED WET ROOM
- RESIDENTS LOUNGE
- ONSITE SUBSIDISED RESTURANT
- WALKING DISTANCE OF ALL AMENITIES AND BUS STOP



PROPERTY DESCRIPTION

Welcome to this charming one-bedroom retirement property, perfectly designed for comfortable and independent living in a peaceful community setting. Situated in a sought-after location, this delightful home offers the ideal combination of convenience, security, and tranquillity, tailored specifically for retirement living.

Step inside to discover a well-proportioned reception room that provides ample space for relaxation and entertaining guests. The natural light fills the room through generous windows, creating a warm and inviting atmosphere. Whether you enjoy quiet evenings with a good book or hosting friends and family, this living space adapts beautifully to your lifestyle needs.

The kitchen is thoughtfully laid out with modern fixtures and fittings, making meal preparation a pleasure. With ample storage and work surfaces,.

The bedroom is a comfortable retreat, spacious enough to fit a double bed, and additional walk in wardrobe space.

The bathroom features contemporary fittings, including a walk-in shower designed with safety and comfort in mind. It also benefits from supportive handrails and non-slip flooring, aligning with the requirements of retirement living.

This retirement property is part of a secure development that offers a warm community atmosphere and a range of amenities designed to support an active and engaging lifestyle. Residents benefit from features such as 24-hour emergency call systems, communal gardens, and onsite management, ensuring safety and support whenever needed.

Located close to local shops, healthcare facilities, and public transport links, this home provides the perfect balance between independence and accessibility. Whether you want to explore the vibrant town center or enjoy leisurely walks in nearby parks, everything you need is within easy reach.

Contact us today to arrange a viewing and experience first hand the many benefits this property has to offer.



ROOM DESCRIPTIONS

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.

Lounge/Diner

11' 5" x 21' 5" (3.48m x 6.53m) A bright and spacious lounge benefiting from a patio door leading to a paved area and communal gardens., TV and telephone points, Sky/Sky+ connection point. Two ceiling light points and raised electric power sockets. electric fire and surround, electric radiator, Partially glazed door lead onto a separate kitchen.

Kitchen

8' 0" x 11' 4" (2.44m x 3.45m) Double glazed window to front aspect, Fitted with a range of white fronted wall, drawer and base units, with a modern roll top work surfaces over. sink with lever tap and drainer sits below a double glazed, auto opening window. Inset Bosch electric oven with built in microwave and four ring electric Bosch hob with glass splash back and extractor hood above. Over counter lighting and central ceiling light point. Recessed integral fridge freezer, dishwasher. Tiled floor and ventilation system.

Bedroom

10' 02" x 19' 0" (3.10m x 5.79m) Full height double glazed window to the front aspect, door leading on to a walk in wardrobe with shelving and hanging rails. TV and telephone points, central ceiling light and raised electric power sockets.

Wet Room

6' 10" x 7' 2" (2.08m x 2.18m) Fully fitted wet room with level access electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin, cupboards beneath and illuminated, mirror fronted cabinet over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

Parking

One allocated parking space

Lease Information

We have been informed by the current Vendors of the following information:

Length of Lease: 993 years remain.

Ground Rent: £435 pa payable in 2 half yearly amounts.

Service Charge £765.72pcm

Onsite Estate Manager and team

- Onsite subsidised bistro
- 1 hr domestic assistance per week
- 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

We recommend that this information is checked by your legal representative.

VIEWINGS

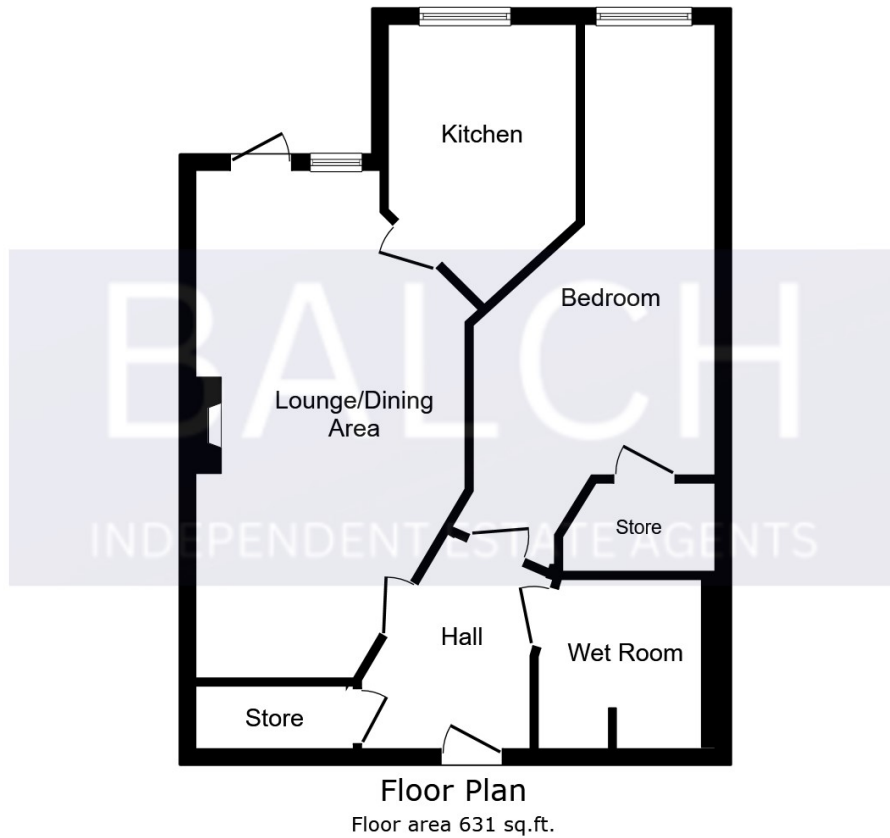
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.



FLOORPLAN & EPC



Total floor area: 631 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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