

FOR SALE

£280,000 Leasehold



# 15 Miami House, Princes Road, Chelmsford, Essex, CM2 9GE

- ONE BEDROOM RETIREMENT APARTMENT
- OVER 70'S COMPLEX
- LOUNGE / DINER
- FITTED KITCHEN
- MODERN FITTED WET ROOM
- COMMUNAL GARDENS
- RESIDENTS LOUNGE
- GUEST SUITE
- ON SITE RESTAURANT
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

---

Set within this desirable retirement development for residents over 70 years of age, is this immaculate one bedroom first floor apartment. Internally, the well presented property comprises a lounge/diner, modern fitted kitchen, large double bedroom with a walk in wardrobe and a contemporary wet room. This development offers an independent bespoke lifestyle comprising of 58 units with numerous communal facilities such as a residents lounge, hair and beauty salon, guest suite, beautiful landscaped gardens, 24 hour emergency call system, on-site estates manager, laundry room, on-site restaurant and there are also regular optional activities.

The property is located within walking distance of the Miami Tesco Superstore and bus stops with services to the City Centre which provides comprehensive shopping facilities and entertainments. (Council Tax Band - D, No Onward Chain)





## ROOM DESCRIPTIONS

---

### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADS INTO THE ENTRANCE HALL.

### ENTRANCE HALL

Airing cupboard, doors to the wet room, bedroom and lounge/diner

### WET ROOM

Low level wc, vanity wash hand basin, heated towel rail, wall mounted shower.

### BEDROOM

18' 5" max x 10' 2" (5.61m x 3.10m)

Double glazed window to front, walk in wardrobe.

### LOUNGE/DINER

24' 2" MAX x 11' 8" (7.37m x 3.56m)

Electric feature fireplace, storage cupboard, window to front and side, door to kitchen

### KITCHEN

8' 4" x 8' 0" (2.54m x 2.44m)

Fitted with a range of base and wall mounted storage cupboards, window to front, integrated fridge/freezer, integrated electric oven and microwave, integrated electric hob with extractor over, sink unit.

### EXTERIOR

The property is surrounded by well tended communal gardens.

### 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 £700pcm which includes the water and sewerage, 1 hour of cleaning per week, the use of the designated laundry room, subsidised meals at the on-site restaurant, 24/7 on-site duty manager, cleaning of communal windows, 24 hour emergency call system, upkeep of the communal gardens, contingency fund including internal and external redecoration of communal areas and the buildings insurance.

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

### SERVICES

All main services are connected with the exception of gas.

### VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

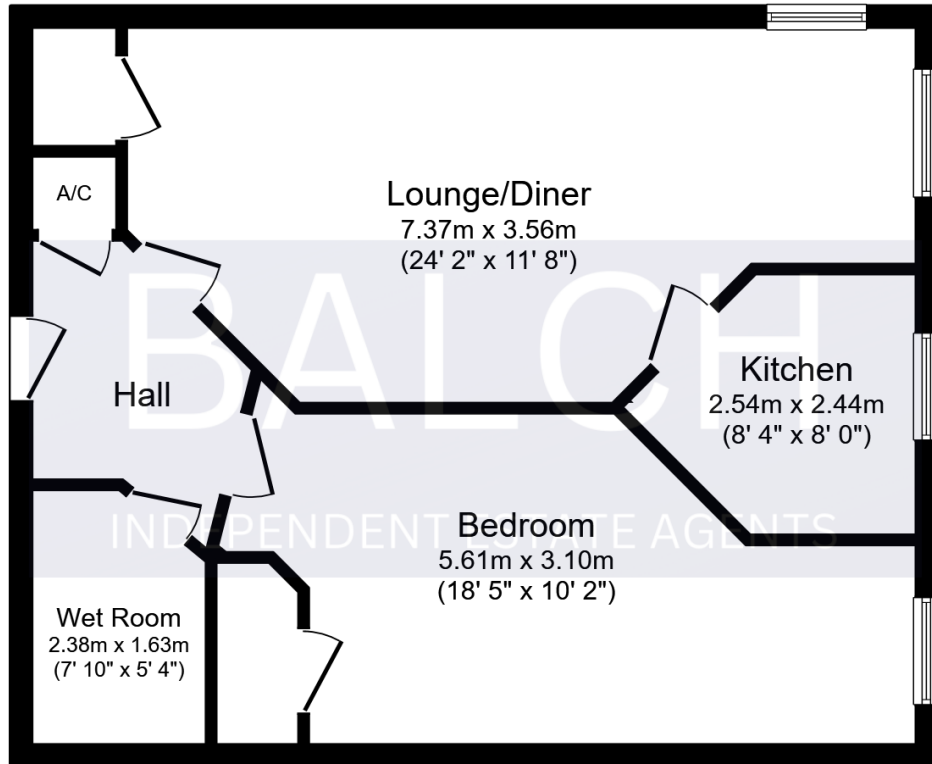
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### REFERRALS

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend




## FLOORPLAN & EPC



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 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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Chelmsford  
Hospital Approach, Chelmsford, CM1 7FA  
01245 258866  
[selling@balchagents.com](mailto:selling@balchagents.com)