



Asking Price £425,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Ground Floor | Council Tax Band E | EPC To be confirmed | Ref CHS260298

Princes Road Chelmsford CM2 9GE

Offered with no onward chain, this exceptional two bedroom ground floor retirement apartment at the sought-after Miami House enjoys a prime south-facing garden position with a private terrace. Immaculately presented, it offers spacious accommodation, a modern shower room, separate WC and superb communal facilities.

- No onward chain
- Exceptional ground floor retirement apartment for the over-70s
- One of the largest plots within the prestigious development
- Prime south-facing position with private walk-out terrace
- Stunning views over beautifully landscaped communal gardens
- Two double bedrooms, including principal with walk-in wardrobe
- Modern shower room and additional WC
- Immaculately presented and offered in like-new condition
- Exclusive McCarthy & Stone Retirement Living PLUS development with excellent communal facilities
- Convenient Moulsham location, approximately one mile from Chelmsford city centre



Scan the QR code for full details and key information on this property.





Beresfords - Chelmsford Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£8,424.68

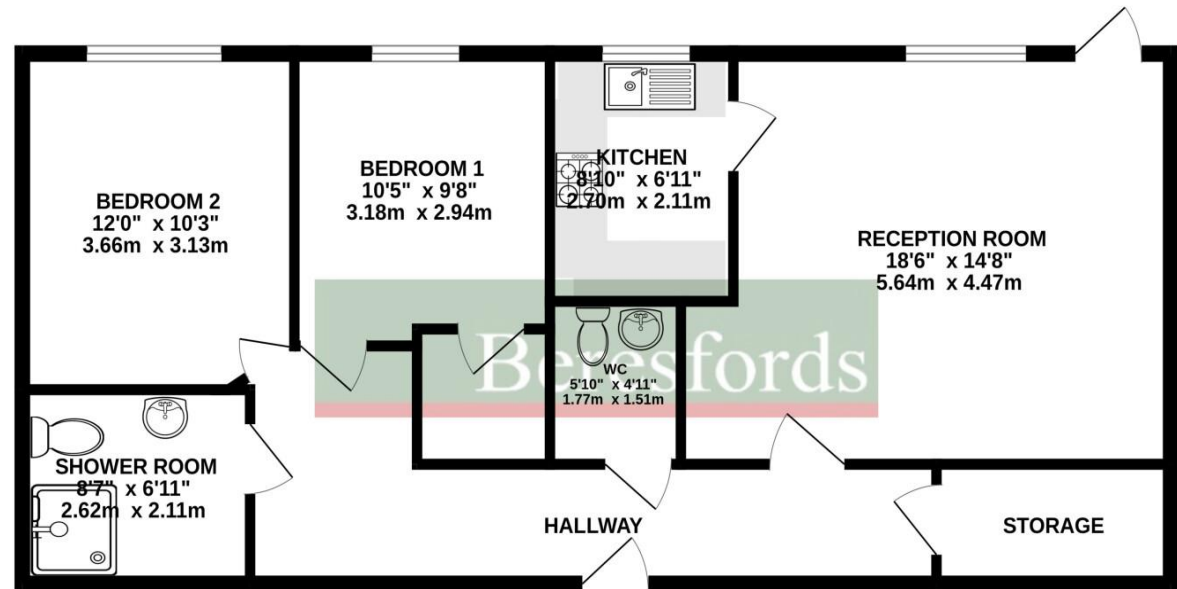
Lease Length:

999 years (from 01/01/2018)

Ground Rent (per annum):

£500.00

GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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