

MIAMI HOUSE

CHELMSFORD



McCARTHY STONE

Life, well lived

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Welle

A stroll round the shops. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.



HOME

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AN AREA THAT LEAVES YOU SPOILT FOR CHOICE.

The only city in Essex, Chelmsford has so much to offer. A vibrant centre filled with shops and restaurants, a beautiful Cathedral, wonderful countryside, the A12 in easy reach and trains that whisk you to London in 30 minutes.

FIND YOUR HAPPY PLACE IN CHELMSFORD.

Located just over a mile from the centre of the city, you'll find one of our most stylish developments. Miami House has been designed with the over 70s in mind and is built to the highest standards. It's an ideal place to live life well.



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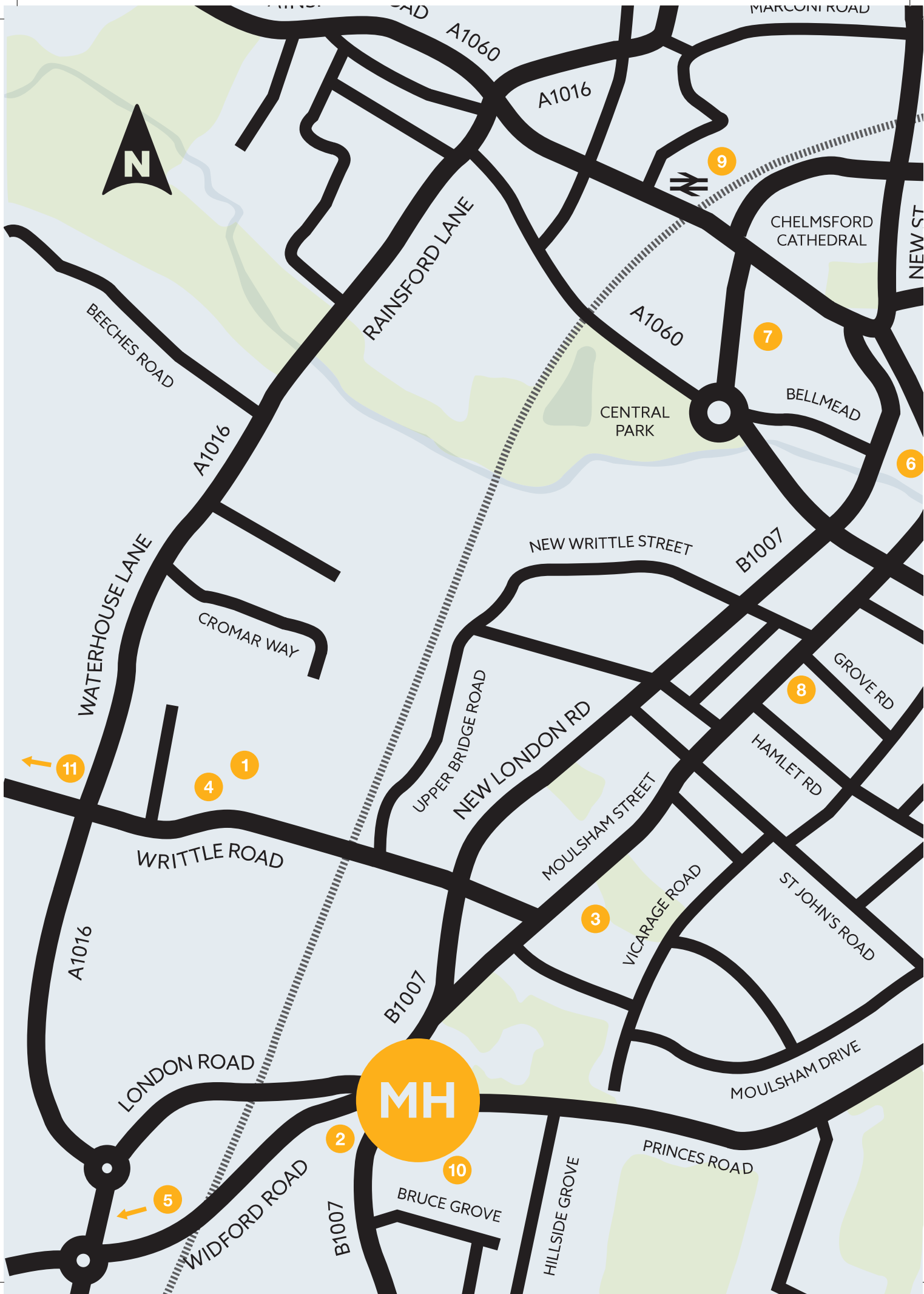
LIVE LIFE YOUR WAY.

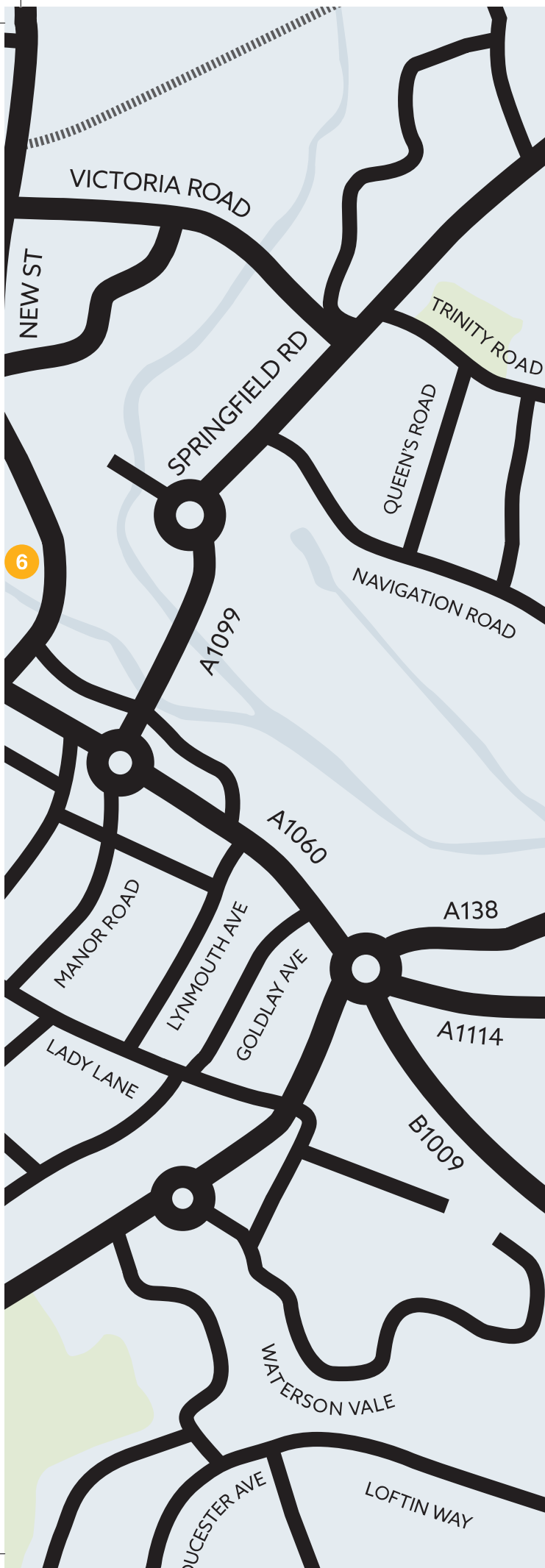
Whatever you love doing in life, Chelmsford and the county of Essex has so much to offer. Miami House is superbly located for it all. Next door, you'll find a Tesco Superstore which includes a pharmacy and Costa Coffee shop. A short stroll will take you to the Chelmsford and Essex Regiment Museums, set in the award-winning Oaklands Park with its lovely rose garden and tennis courts.

The city centre is just over a mile away. Thanks to a conveniently positioned bus stop outside the development, getting there only takes a few minutes. The heart of Chelmsford is fully pedestrianised giving easy access to its three shopping centres, with well-known high street names including John Lewis and Marks & Spencer. These are complemented by independent shops and boutiques.

If you're a foodie, there's plenty to tempt you with a wide choice of restaurants and cafes. The city is rich in culture, sport and history too. It has a grand 15th-century cathedral, a theatre and is home to Essex County Cricket Club. Chelmsford also hosts numerous festivals throughout the year.

Head away from the development and you'll find even more to enjoy. Within four miles is the prestigious Grade II listed Hylands Estate. This 574-acre public park encompasses formal Victorian Gardens and ancient woodlands. A visit to RHS Hyde Hall is a must too with its meadows and stylish garden. And if you enjoy country walks, a stroll through one of the many picturesque villages is a lovely way to pass an afternoon.






MIAMI HOUSE.

MH Princes Rd,
Chelmsford
CM2 9GE

MAP KEY.

- 1 Boots Pharmacy
- 2 Bus Stop
- 3 Dental Practice
- 4 Doctors Surgery
- 5 Golf Club
- 6 High Street
- 7 Library
- 8 Post Office
- 9 Railway Station
- 10 Tesco Superstore
- 11 The Redeemed Christian Church

Railway Station*
 - Stratford 29min
 - Liverpool St 36min

*Train times taken from Google Maps and correct at time of print



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it, a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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ELEGANT, SPACIOUS DESIGN.

The development is located on the site of an old Chelmsford landmark, the Miami Hotel. As you enter the grounds, you immediately notice how thoughtfully this space has been used. Miami House has a stylish and contemporary look. This modern feel continues when you walk into the entrance lobby with its simple elegance, which makes you feel immediately welcome.

As you leave the lobby, you'll enter the communal lounge where this vibrant community comes together. It's also home

to our popular bistro restaurant. Daytime or evening, there's always a great atmosphere.

From the lounge, you can walk through onto the garden terrace. The patio is a favourite, sunny lunchtime spot, offering a lovely view across the landscaped garden – much of it maintained with pride and care by our community of homeowners. Not that you're expected to help, we take care of all the outside space for you. The many mature trees that edge the garden offer an idyllic backdrop.







MORE FEATURES.

BISTRO RESTAURANT*

Ideal when you don't feel like cooking or want to catch-up with friends. The bistro style restaurant offers a variety of light bites and snacks, plus a full lunchtime menu.

GUEST SUITE*

Having several friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities*.



WELLNESS SUITE*

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment room, offering massage and foot care.



PARKING

Spaces are available for purchase. There are also spaces specifically for visitors.

*Additional charges apply. Subject to availability.

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MADE FOR LIVING WELL.

We pour our hearts and souls into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, lively community. They are also built to the highest standards. Miami House is no exception.

The development has both one and two bedroom apartments. Many properties have their own balcony or terrace.

YOUR CHOICE OF PURCHASE OPTIONS.

All of the available apartments in Miami House come with a range of purchase options. You can choose to buy outright, rent or part buy, part rent. To help you select the one that's right for you, our friendly Sales Consultants will explain each in greater detail.











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YOUR NEW HOME IN DETAIL.

GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments
- Walk-in or fitted wardrobes to all apartments
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ full fibre optic connection point in living room*

KITCHEN

- Fitted kitchen with integrated appliances – fridge/freezer, microwave and ceramic hob
- Stainless steel cooker hood and glass splashback
- Stainless steel sink
- Lever mixer taps

SHOWER ROOM

- Fitted wet room with level access shower and slip resistant floor tiling
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Illuminated mirrored cabinet with integrated shaver socket
- Heated towel rail

HEATING AND FINISHES

- Electric panel heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.

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This stylish development comprises 58 spacious one and two bedroom apartments with fantastic on-site facilities.

To view full plans and availability,
visit mccarthystone.co.uk/miamihouse

Ground Floor



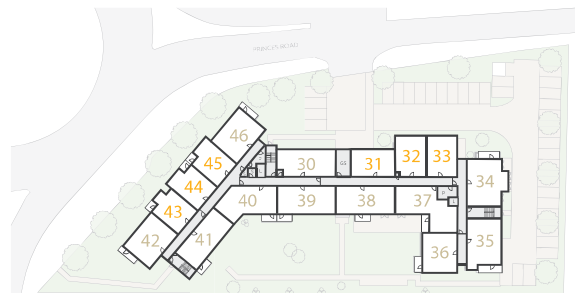
- 1 bedroom property
- 2 bedroom property

- | | |
|--------------------|---------------------|
| BS - Bin Store | O - Office |
| FR - Function Room | P - Plant Room |
| GS - Guest Suite | R - Reception |
| K - Kitchen | S - Store |
| L - Lift | SR - Staff Room |
| LA - Laundry | WS - Wellness Suite |

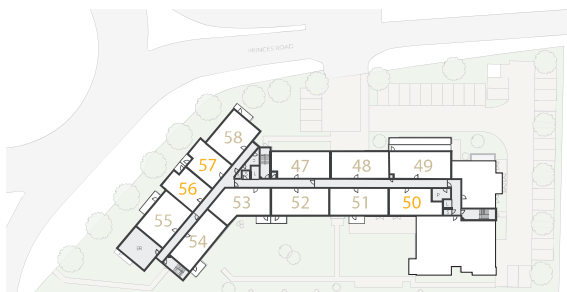
First Floor

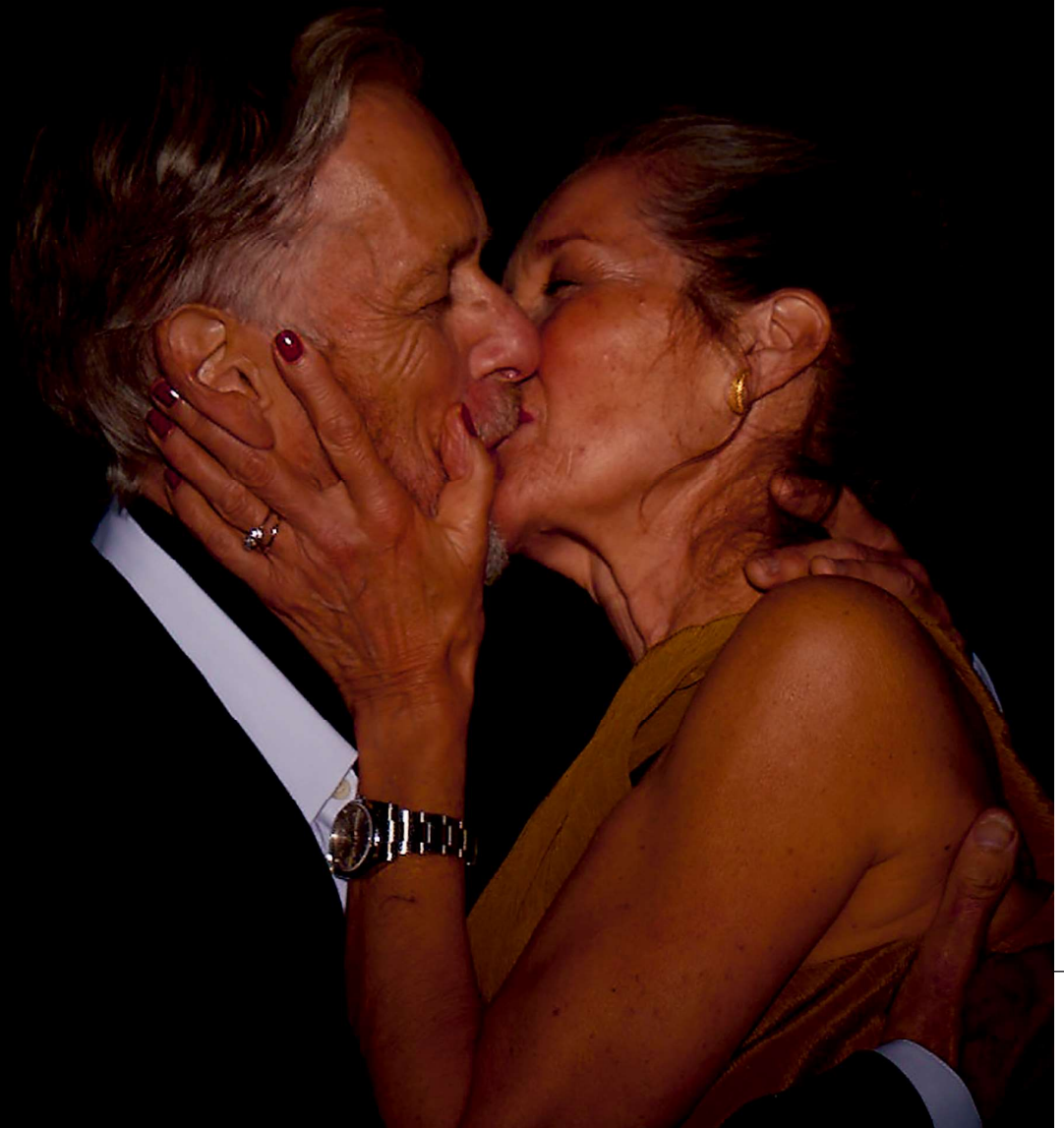


Second Floor



Third Floor





“WE STILL FEEL LIKE TEENAGERS.”

Peter and Shelia,
McCarthy Stone homeowners.

Peter and Shelia have no intention of slowing down and are delighted that many of their neighbours feel the same. They believe retirement should be exciting.

Ready to start the next exciting chapter in your life? Find out how you could make the move to Miami House, Chelmsford.

CALL 0800 201 4106
VISIT MCCARTHYSTONE.CO.UK/MIAMIHOUSE

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

February 2021



More than 90% of our customers say they would recommend us. It's meant we've been awarded the maximum 5-star rating for customer satisfaction in the Home Builders Federation survey for the last 15 years. No other UK house builder has ever achieved this.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/miamihouse

McCARTHY STONE
Life, well lived

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