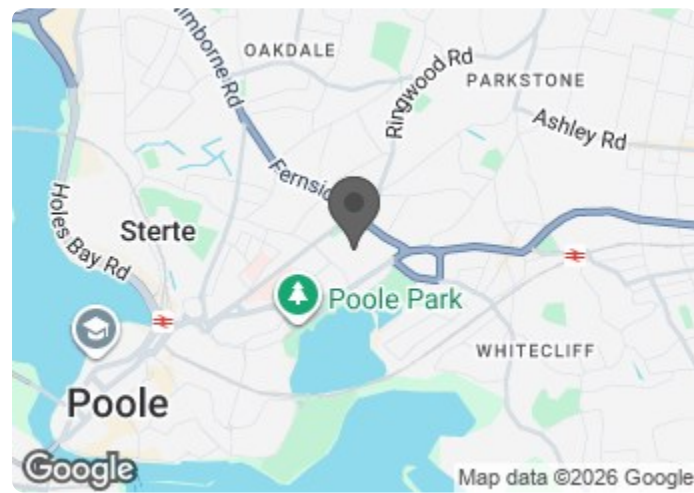


Total floor area 46.0 sq.m. (495 sq.ft.) approx
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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31 Horizons

Churchfield Road, Poole, BH15 2FR



Asking price £165,000 Leasehold

A very well presented one bedroom Retirement Living Plus apartment WITH ALLOCATED PARKING SPACE. benefitting from TWO WALK OUT BALCONIES, a modern fitted kitchen and a large double bedroom with walk in wardrobe.

Call us on 0345 556 4104 to find out more.



Horizons, Churchfield Road, Poole, BH15

2FR

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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 that can assist with service charges or living costs.
- 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.

Summary

Horizons is a flagship development by the esteemed retirement developers McCarthy and Stone, completed in 2017. Tailored for 'Retirement Living Plus', it offers modern living for those over 70, featuring a restaurant with very affordable three-course lunches daily, a Homeowners' lounge, and shared spaces such as a library, games room, and viewing decks to take in the spectacular views. It also boasts landscaped gardens and a guest suite for visiting family and friends (subject to additional charges). An Estate Manager and staff are present on-site for security, along with a 24-hour emergency call system activated by a personal pendant alarm and bathroom call points. Additional amenities include a welcoming restaurant, weekly cleaning services (extra services available for a fee), and a hair salon.

The communal areas are designed to be vibrant social centers, while your retirement home remains your own private sanctuary. This offers an ideal mix of privacy, community, and support.

Located in Poole, known for its natural harbour and stunning beaches, Horizons provides excellent views of the beautiful

landscape. A bustling quay with diverse dining options is also nearby. Situated just 400 metres from Poole High Street, the development enjoys a central location with easy access to local amenities and a reliable bus network connecting Poole with the surrounding areas.

Entrance Hallway

The entrance boasts a solid oak veneer door complete with a spy-hole and a security intercom system, which offers both visual (through the homeowner's TV) and audio connectivity to the main entrance of the development. The hallway is spacious enough for standard furniture and includes an emergency pull cord. There's also a walk-in storage cupboard equipped with lighting, shelving, and a boiler that provides domestic hot water and powers the ventilation/heat exchange system. A decorative glazed panel door opens into the living room.

Living Room

The living room features a double-glazed French door with a matching window that opens onto a walk-out balcony, complemented by a glazed panelled door leading to the kitchen.

Balcony

The spacious balcony features a glazed balustrade and ample space for bistro-style garden furniture and plants. It offers the advantage of views over Churchfield Road and the verdant surroundings, including a perspective towards the property's trees.

Kitchen

Featuring a large picture window, this space offers privacy while still providing views of Churchfield Road's quieter traffic and regular pedestrian activity. The newly fitted kitchen boasts a comprehensive suite of integrated appliances, including a four-ring hob with a glazed splashback, a stainless steel chimney extractor hood, a waist-high oven with a matching microwave above, an integrated dishwasher and a concealed fridge and freezer. The area is completed with plank-style flooring and ceiling spotlights.

Bedroom

Featuring a seating area and a door leading to the balcony, this superb double bedroom boasts a double-glazed French door that opens out onto the balcony. It also includes a walk-in wardrobe with automatic lighting and custom-built furniture,

1 bed | £165,000

complete with shelving, a drawer unit, and plentiful hanging space.

Shower Room

The modern white suite includes a back-to-the-wall WC with a concealed cistern, a vanity wash-hand basin integrated into bathroom furniture with a cupboard underneath and a work surface above, and a feature mirror with an integrated light and shaver point. It also boasts a walk-in shower with level access, equipped with both 'Raindrop' and conventional shower heads, fully tiled walls, wetroom flooring, a ladder radiator, and an emergency pull cord.

Parking

This apartment benefits from having an allocated parking space.

Lease Information

Ground Rent: £435 per annum

Ground rent review date: June 2031

Lease Length: 999 years from June 2016

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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
- Restaurant staffing
- The service charge includes one hour of domestic assistance per a week. Extra care packages available by arrangement (additional charge applies)

The annual service charge is £10,135.63 for the financial year ending 30/06/26.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your property consultant or estates manager.

Additional Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

