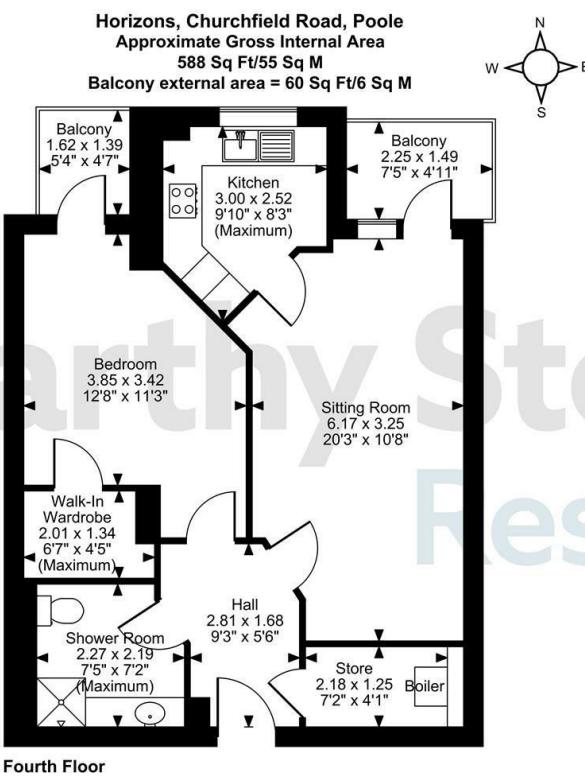
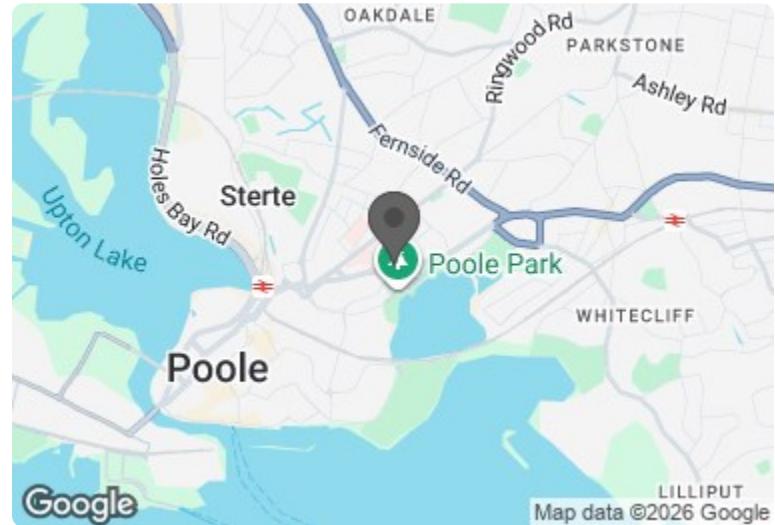


# McCarthy Stone Resales



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	84
(81-91) B		
(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		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 43 Horizons, 87 Churchfield Road, Poole, BH15 2FR



**PRICE REDUCTION**

**Asking price £169,000 Leasehold**

\*FRESHLY REDECORATED AND NEW CARPETS THROUGHOUT\*

CUT YOUR COST OF LIVING with this ENERGY EFFICIENT One BEDROOM fourth floor RETIREMENT apartment with two walk out balconies. Enjoy the benefits of a LOW MAINTENANCE property. Horizons boasts AMAZING views over Brownsea Island from each floor including the library, games room and viewing decks where you can sit and enjoy a coffee as part of this vibrant community. TABLE SERVICE RESTAURANT. GUEST SUITE for family and friends. Plus one hour of DOMESTIC ASSISTANCE included per week."

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF HORIZONS - BOOK NOW!

**Call us on 0345 556 4104 to find out more.**

PRICE  
REDUCED

# Horizons, Churchfield Road, Poole

1 Bed | £169,000

PRICE  
REDUCED

## Moving Made Easy

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 built by renowned retirement developers McCarthy and Stone and completed in 2017. Designed for 'Retirement Living Plus', it has the latest in stylish living for the over 70's and includes a restaurant serving very affordable 3 course lunch time meals daily, Homeowners' lounge, and communal areas including a library, games room and viewing decks to enjoy the best of the breathtaking views, landscaped gardens and a guest suite available for family and friends who might wish to stay (additional charges apply). For peace of mind, there is an Estate Manager and staff on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. facilities and services include a sociable restaurant, an hour's cleaning every week – more if you want it (charges apply) there is also a hair salon.

THIS PROPERTY HAS BEEN REDECORATED AND HAS NEW CARPETS THROUGHOUT.

While the beautiful communal areas are designed to become buzzing social hubs, your retirement home is owned by you, and is totally self-contained. It's the perfect blend of privacy, community and support.

Horizons is a stunning development situated in Poole, with its town best known for its natural harbour and exquisite beaches.

The development offers fantastic views of this stunning natural landscape while a busy quay with a variety of eating establishments is found nearby. Conveniently located within 400 metres of Poole High Street, this development is in a prime, central location with local amenities within easy reach and a reliable bus service connects Poole with surrounding areas.

## Entrance Hallway

Having a solid Oak veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. There is space for typical hall furniture. Emergency pull cord, walk-in store cupboard with light, shelving and housing the boiler supplying domestic hot water and ventilation/heat exchange system. A feature glazed panelled door leads to the Living room.

## Living Room With Balcony

A larger style living room with a double-glazed French door and matching window opening onto a walk-out balcony. A feature glazed panelled door to kitchen. Space for a dining area adjacent to the balcony access door.

## Kitchen

An excellent range of soft cream, gloss finished wall and base units with contrasting worktops and matching upstands incorporating a stainless steel inset sink unit. A comprehensive range of integrated appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, waist-high oven with matching microwave over and concealed fridge and freezer and dishwasher. Plank styled flooring, ceiling spot light fitting.

## Bedroom With Balcony

With seating area and door to Balcony. An excellent double bedroom with a double-glazed French door opening onto the balcony. Walk-in wardrobe with auto light and purpose-built furniture to include shelving, drawer unit and ample hanging space. Glazed door to second balcony area.

## Shower Room

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-hand basin set into bathroom furniture with cupboard below and work surface over, feature mirror with integrated light and shaver point. Walk-in level access shower with both 'Raindrop' and conventional shower



McCarthy Stone



McCarthy Stone

heads. Fully tiled walls and wetroom flooring, ladder radiator, emergency pull cord.

## 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 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.

Service charge: £10,135.63 per annum (for financial year ending 30/06/26) Please speak to our Entitlements Advisor to see if there are any benefit's you could be claiming towards these fees.

## Parking

This apartment does not come with an allocated parking space.

## Additional Information and Services

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.  
\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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