

42 Horizons

Churchfield Road, Poole, BH15 2FR



Asking price £210,000 Leasehold

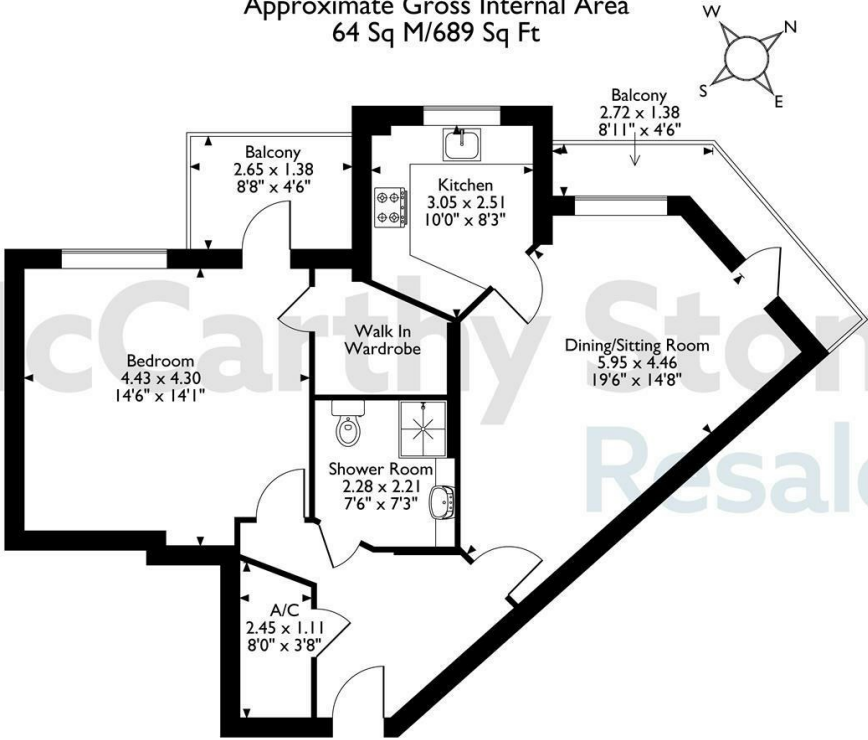
CUT YOUR COST OF LIVING with this ENERGY EFFICIENT One BEDROOM fourth floor RETIREMENT apartment with two walk out balconies. Enjoy the benefits of a LOW MAINTENANCE property. Horizons boasts AMAZING views over Brownsea Island from each floor including the library, games room and viewing decks where 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.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

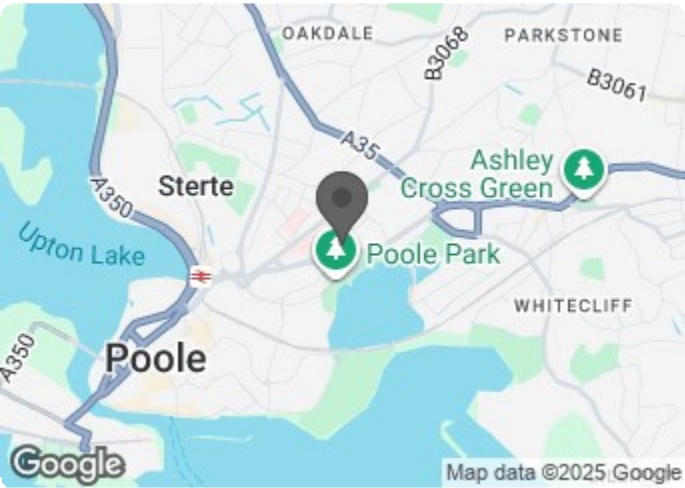
Horizons, Flat 42, 87, Churchfield Road, Poole
Approximate Gross Internal Area
64 Sq M/689 Sq Ft



Fourth Floor

The position & size of doors, windows, appliances and other features are approximate only.
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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 | 84 | 84 |
| (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.



Horizons, Churchfield Road, Poole, BH15

2FR

Horizons

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 70s and includes a restaurant serving very affordable 3 course lunch time meals daily, Homeowners' lounge, and communal areas (enjoying 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 Estates Manager and staff on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

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 meters 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.

The Apartment

This apartment has been redecorated throughout and the carpets have been professionally cleaned. It is ideally situated by the lifts on the same floor as the beautiful viewing platform. The apartment benefits from 2 walk out balconies and is generously proportioned for a one bed.

Entrance Hall:

Having a 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. Emergency pull cord, very large walk-in store/airing cupboard with light, shelving and housing the MHG boiler supplying domestic hot water and 'Nuairé' heat exchange system. A feature glazed panelled door leads to the Living room.

Living Room:

Beautifully presented but retaining a welcoming and homely

ambiance, this is a super room with a double-glazed French door and side-panel opening onto a walk-out balcony. Two ceiling light fittings and a feature glazed panelled door to kitchen.

Balcony:

Having a feature glazed balustrade large balcony. Outside light.

Kitchen:

With an electrically operated double-glazed window. An excellent range of soft white, gloss fronted fitted units with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. A comprehensive range of integrated appliances comprise; a 'Neff' four-ringed hob with contemporary glazed splash-panel and stainless steel chimney extractor hood over, 'Neff' waist-high oven with matching microwave over and concealed dishwasher, fridge and freezer. Plank styled flooring, ceiling spot light fitting.

Bedroom With Balcony:

An excellent double bedroom with a double-glazed French door opening onto the balcony. Walk-in wardrobe with auto light and furniture to include shelving, drawer unit and ample hanging space.

Wetroom:

Modern white suite comprising; back-to-the-wall WC with concealed cistern, vanity wash-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 cubicle with both raindrop and conventional shower heads. Fully tiled walls and wet room styled vinyl flooring, ladder style radiator, emergency pull cord.

Service Charge (Breakdown):

- 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

1 bed | £210,000

- 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)

Service charge: £10,135.63 per annum (for 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.

Lease Information:

Managed by McCarthy and Stone Management Services
999 year lease from the 1st June 2016
Ground rent: £435 per annum
Ground rent review date: June 2031

Parking

This apartment does not have allocated parking.

Additional Information and Services

**** Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living cost's
**** 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

