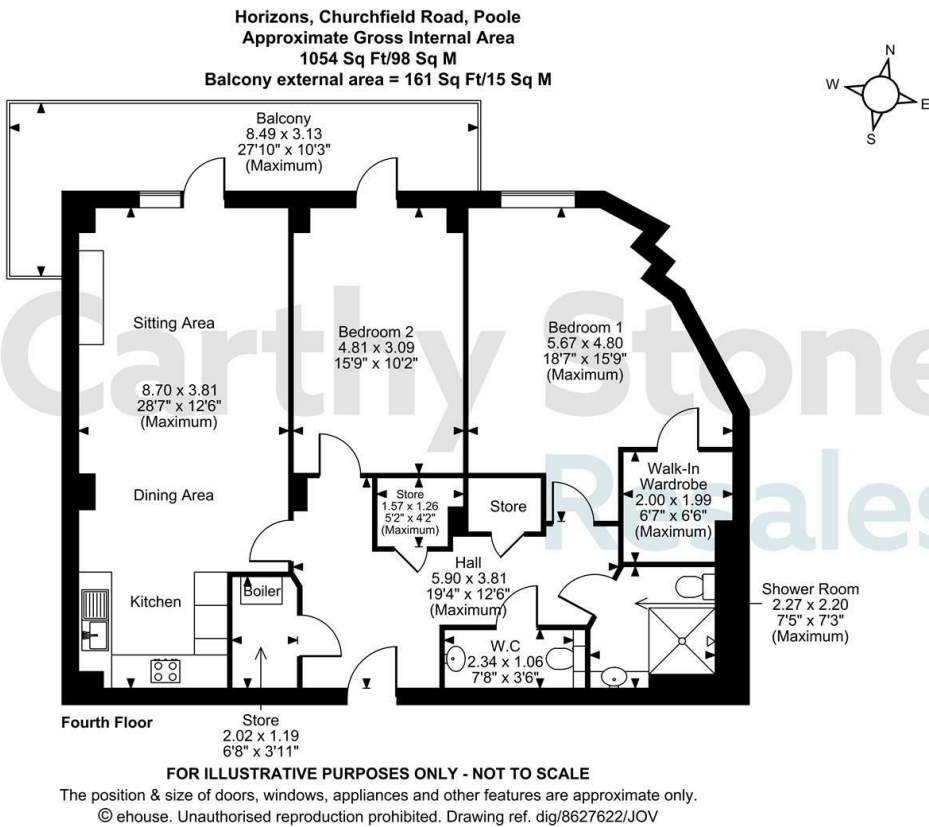


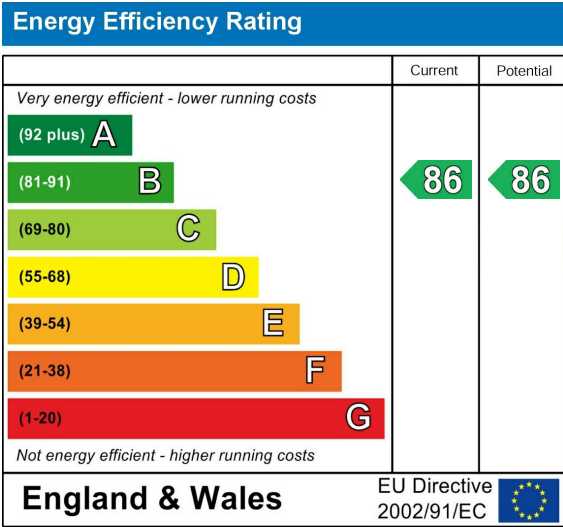
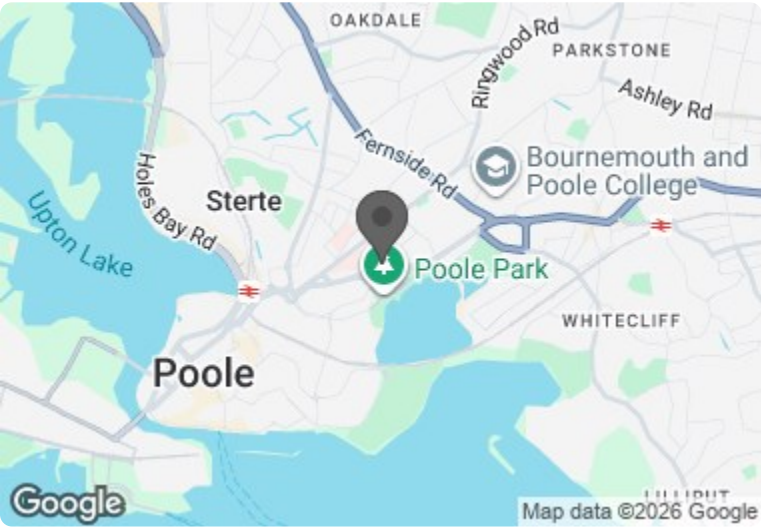
45 Horizons

Churchfield Road, Poole, BH15 2FR

PRICE  
REDUCED



Council Tax Band: F



PRICE REDUCTION

Asking price £485,000 Leasehold

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# Horizons, Churchfield Road, Poole

## INTRODUCTION:

Staggeringly beautiful panoramic views are a quite obviously a stand-out feature of this wonderful two-bed apartment. However it is also located on the fourth floor of this flagship McCarthy and Stone development. The spacious sitting room has a French door to the balcony and the amazing views over Poole harbor. The adjoining kitchen is fitted with a range of integrated appliances. Elsewhere the accommodation offers an especially roomy principal bedroom, generously sized second bedroom (both with super views), sensible wetroom and separate cloakroom. There is the benefit of an allocated parking space included in the sale.

Horizons was recently built by renowned multi-award winning 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 (enjoying the best of the breathtaking views), landscaped gardens and a guest suite available for visiting family and friends ( a modest additional charge applies). 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.

Horizons is already an iconic development situated in Poole directly opposite Poole Park. The town is 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 HALL

A good sized entrance hall with an 'oak veneered' entrance door having a spy hole. A security intercom system linked to the main development entrance providing both a verbal and visual link (via the homewoners TV) to the main development entrance, emergency pull cord, walk-in store cupboard with light, shelving,



hot water system controls (a development boiler supplies metered hot water to the underfloor heating and domestic facilities) and 'Nuare' ventilation/heat exchange system. Two further store cupboards add valuable storage capacity. A feature glazed panelled door leads to the sitting room.

## CLOAKROOM/WC

With a modern white suite comprising; a back-to-the-wall WC with concealed cistern and contemporary styled wash basin having mirror with light over. Half tiled walls, extractor fan and emergency pull cord.

## OPEN-PLAN SITTING ROOM/KITCHEN

**SITTING ROOM:** A super open-plan living room/kitchen where the amazing view will draw you to the French door to enjoy a closer look. The view stretches coastward over Poole Park to Poole Harbour and beyond to Brownsea Island. Ample space for a dining area adjacent to the kitchen. The French door and fully glazed side-panel allows a flood of light and open onto a lovely balcony.

**KITCHEN:** An excellent contemporary styled fitted kitchen with a range of gloss 'soft-white' finished door units having a contrasting surface, matching upstands and incorporating a stainless steel single drainer sink unit. Comprehensive range of integrated appliances comprise; a Neff 4-ringed hob, waist-level cooker with 'a slide & hide' door and matching microwave over, dishwasher, fridge and freezer. Vinyl plank-styled flooring.

## BALCONY

A wonderful, principally South facing, balcony providing the perfect retreat for a little well-earned relaxation, assuming that is, you can take your eyes off the view for long enough! The views are quite obviously a huge feature taking in the expanse of Poole park with its tennis courts and boating lake, the adjoining delight of Poole Harbour and it's many craft that come and go and then to Brownsea Island and beyond - magnificent! There are outside lights for those balmy summer evenings.

## BEDROOM ONE

Of a very good size with a deep double-glazed window providing those southerly panoramic views, ceiling spot light fitting, Large walk-in wardrobe with automatic light sensor and range of units with hanging rails, shelving and small drawer set.



# 2 Bed | £485,000

## BEDROOM TWO

With a double-glazed French door opening onto the balcony and enjoying wonderful views, ceiling spot light fitting.

## WETROOM

Spacious wet room comprising of 'back-to-the-wall WC with a concealed cistern, contemporary vanity wash hand basin with cupboard beneath and worktop with mirror and integral light over, walk-in shower with both 'raindrop' and traditional shower heads. Extensively tiled walls, heated towel rail, extractor fan, emergency pull cord.

## 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)

Service Charge: £13,660.14 per annum (for financial year ending 30/06/2026)

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..

## GROUND RENT

Leasehold 999 Year Lease from June 2016  
Ground Rent: £510 per annum  
Ground Rent review date: June 2031

## CAR PARKING

**PARKING:** The property has the advantage of an owned and allocated parking space. The car space will be conveyed with the apartment at the asking price.

## Additional Service and Information

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



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