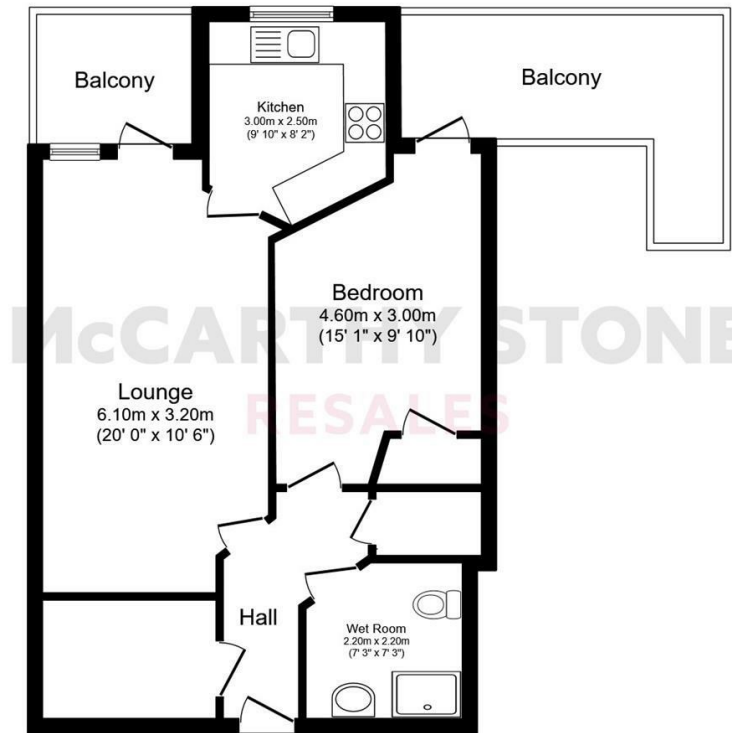


44 Horizons

Churchfield Road, Poole, BH15 2FR



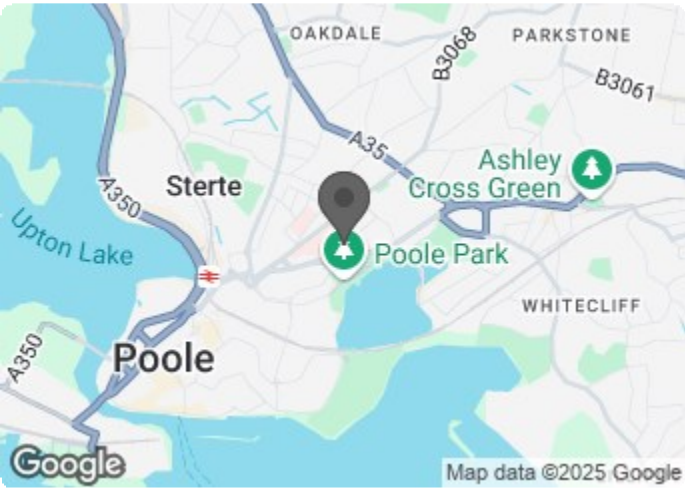
Total floor area 53.4 sq.m. (575 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band:



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	



Asking price £199,950 Leasehold

\*Join us for Coffee and Cake at our Open Day - Wednesday 30th July 2025 - from 10am - 4pm - book your place today!\*

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

**\*\*HARBOUR VIEWES\*\*** A SPACIOUS ONE BEDROOM RETIREMENT APARTMENT BENEFITING FROM TWO SPACIOUS BALCONIES LOCATED ON THE FOURTH FLOOR WITH A UNIQUE BREATHTAKING HARBOUR VIEW.

Call us on 0345 556 4104 to find out more.

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

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# Horizons, Churchfield Road, Poole. BH15

## 2FR

### INTRODUCTION:

Occupying a higher (fourth floor) position and therefore benefitting from the outlook this elevation provides, especially from either of the two balconies. But equally perfectly placed adjacent to the lift service to all other floors this is a super one bed apartment for those wishing to be away form the general day-to-day activity but with convenient access to all the superb communal facilities this stunning development offers. In fact the apartment is also located directly opposite a quiet seating area from where the most breathtaking views over Poole harbour and beyond can be enjoyed. The apartment offers excellent accommodation including spacious living room with balcony access, well-fitted kitchen with a range of appliances, double bedroom with its own balcony and sensible wetroom with level access shower.

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 (enjoying the best of the breathtaking views), landscaped gardens and a guest suite available for family and friends who might who 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.

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.

WHY NOT TAKE A LOOK AT THIS LOVELY APARTMENT IN THIS AWARD WINNING DEVELOPMENT?



### Entrance Hall:

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 MHG boiler supplying domestic hot water and 'Nuairé' ventilation/heat exchange system. A feature glazed panelled door leads to the Living room.

### Living Room:

With a double-glazed French door and matching window opening onto a walk-out balcony. A feature glazed panelled door to kitchen.

### Balcony One:

Having a glazed balustrade and enjoying elevated views. Quite private with a wall to one side and glazed privacy panel to the other. Outside light.

### Kitchen:

With a double-glazed window. 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 'Neff' four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, 'Neff' waist-high oven with matching microwave over and concealed fridge and freezer and dishwasher. Plank styled flooring, ceiling spot light fitting.

### Bedroom

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

### Balcony Two:

Perfect for that first 'cuppa' of the day. Private with a wall to one side and glazed privacy panel to the other. Glazed balustrade and outside light.

### Wetroom:

Modern white suite comprising; a back-to-the-wall WC with



# 1 bed | £199,950

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

### LEASEHOLD

Lease 999 years from the 1st June 2016

Ground Rent: £435 per annum

Ground Rent Review Date: June 2031

### 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
- 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).

### Additional Information & Services

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

