

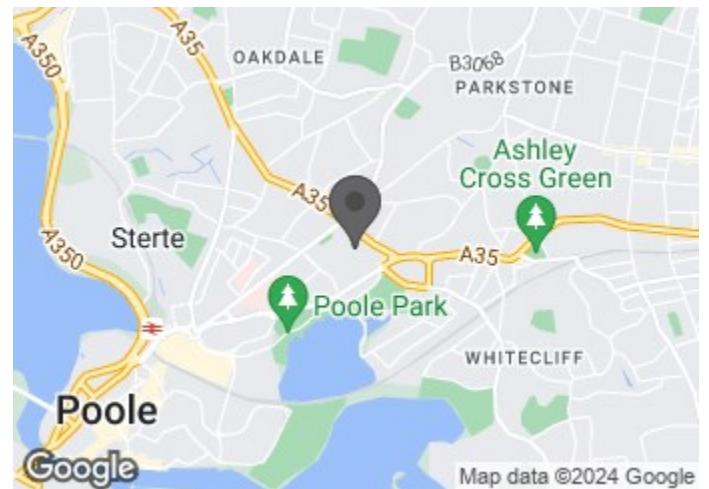
**Floor Plan**  
Floor area 59.0 sq. m. (635 sq. ft.) approx

Total floor area 59.0 sq. m. (635 sq. ft.) approx

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: D



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

## McCARTHY STONE RESALES

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## 17 HORIZONS

CHURCHFIELD ROAD, POOLE, BH15 2FR



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A beautifully presented one bedroom retirement apartment, benefitting from a WALK-OUT BALCONY which can be accessed from the Living Room and Bedroom, situated within a must see stunning 'FLAGSHIP' development.

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# HORIZONS, CHURCHFIELD ROAD, POOLE,

## INTRODUCTION:

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.

Located on the first floor this superb one bed apartment is beautifully presented and provides extremely comfortable living accommodation to include; A welcoming Living Room with doors to good-sized private balcony, quality



kitchen with extensive integrated appliances, modern wetroom styled shower room and excellent double bedroom.

## 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. Emergency pull cord, very large walk-in store 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:

A fantastic welcoming ambiance, this is a super room with a double-glazed French door and matching side-panel opening onto a large walk-out balcony. Contemporary-style wall-hung, focal point fireplace, two ceiling light fittings and a feature glazed panelled door to kitchen.

### BALCONY:

Of a good size running the width of the apartment and having a feature glazed balustrade. Two outside lights.

### KITCHEN:

With a n electrically operated double-glazed window. An excellent range of soft white, high-gloss fitted wall and base units with

## 1 BEDROOMS £199,000

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 and concealed fridge and freezer and dishwasher. Plank styled flooring, ceiling spot light fitting.

### BEDROOM

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.

### WETROOM:

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 and walk-in level access shower cubicle with both a raindrop shower head and additional adjustable shower attachment. Fully tiled walls and wet room styled vinyl flooring, ladder style radiator, emergency pull cord.

### LEASEHOLD AND SERVICE CHARGE

Lease length: 999 Years from the 1st June 2016

Ground Rent: £435 per annum

Ground Rent review date: June 2031

Service charge: £8,656.08 per annum (for financial year ending 30/06/2024)

### ADDITIONAL INFORMATION & SERVICES

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

