



Floor Plan

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COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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RESALES

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McCARTHY STONE
RESALES

38 HORIZONS
CHURCHFIELD ROAD, POOLE, BH15 2FR



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

A stunning two bedroom third floor retirement apartment with a 'wrap-around' balcony and harbour view. PARKING SPACE INCLUDED.

ASKING PRICE £475,000 LEASEHOLD

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HORIZONS, CHURCHFIELD ROAD, POOLE

INTRODUCTION:

SUPERB LUXURY APARTMENT. When quality counts this beautiful apartments will win hands down. Occupying a prime corner position with a significant sweeping curved balcony this stunning two bed apartment just oozes class. The balcony is a great spot for entertaining or just peaceful reflection and to watch the 'world go by'. It even provides a summer glimpse and a more expansive winter view of the coastline through the mature deciduous trees that form part of the development landscaped gardens. Situated on the third floor of the prestigious Horizons development the apartment provides quite unique accommodation principally focused around the wonderful living room with a radius wall and a flood of light through the extensive glazing. Elsewhere the accommodation offers a modern quality kitchen with a host of integrated appliances, a spacious principal bedroom, excellent second bedroom, sensible wetroom and separate cloakroom. The apartment has an allocated car space which is included in the asking price.

Horizons was built by renowned multi-award winning retirement developers McCarthy 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 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 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 HALL

A good sized entrance hall with an 'oak veneered' entrance door having a spy hole. There is ample space for typical hall furniture. With ceiling downlights, security intercom system linked to the main development entrance providing both a verbal and visual (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. Further good sized store cupboard. Door to cloaks and 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.

SITTING ROOM

An absolutely stunning room with the unique feature curved wall and expanse of full light glazing and two French doors opening onto the equally impressive balcony. The glazing allows for a flood of natural light and of course a very pleasant elevated outlook. There is a modern laminate flooring that lends itself to the contemporary feel of this lovely room.

BALCONY

A magnificent feature of this amazing home, sweeping around the apartment with principally a South West to West aspect and providing excellent outdoor space for relaxation and entertaining. There are outside lights for those balmy summer evenings. The elevation offers views with a glimpse of Poole Harbour between the mature trees. The variation provided by the change in seasons means the deciduous trees first change colour then lose their leaves and in doing so also changes the vista, opening out to provide more expansive coastal views.

KITCHEN

With double-glazed electronically operated window. An excellent range of contemporary styled 'soft-white' fitted wall units with under unit lighting. Contrasting work surface and matching upstands incorporating a composite single drainer sink



2 BED | £475,000

and flexi-tap. Comprehensive range of integrated appliances comprise; a Neff 4-ringed hob, with glazed splashpanel waist-level cooker with 'tilt and slide' door, matching microwave over, washing machine, fridge and freezer. Vinyl plank-styled flooring.

BEDROOM ONE

Of a good size with a double-glazed French door and side panel opening onto the balcony, ceiling spot light fitting, Large walk-in wardrobe with automatic light sensor and range of units with hanging rails, shelving and small drawer set.

BEDROOM TWO

A further double bedroom with a double-glazed French door opening onto the balcony, 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)

The service charge is £10,525.20 for financial year end 30/06/2023. 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.

