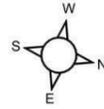
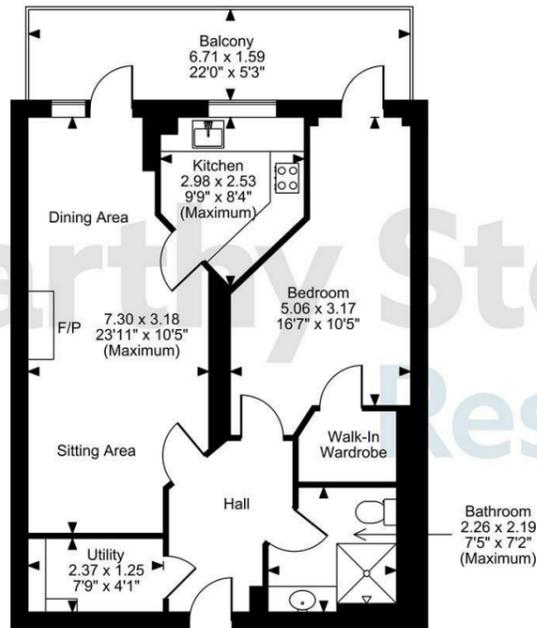


Horizons, Churchfield Road, Poole  
Approximate Gross Internal Area  
617 Sq Ft/57 Sq M  
Balcony external area = 115 Sq Ft/11 Sq M

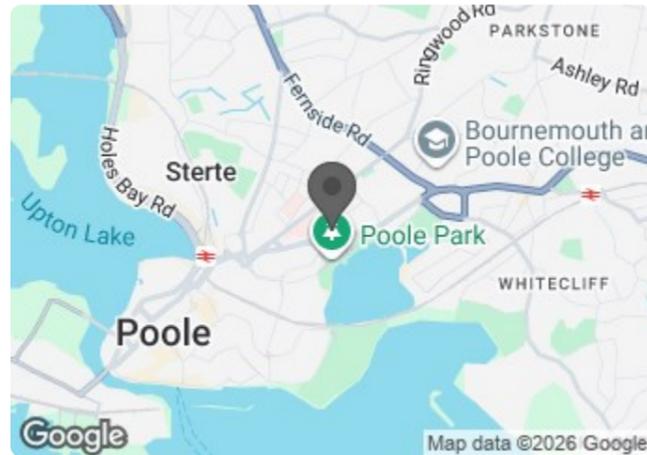


Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		85	85
(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		

## 40 Horizons

Churchfield Road, Poole, BH15 2FR



Asking price £199,950 Leasehold

\*Join us for coffee & cake at our Open Day - Tuesday 31st March 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!\*

A beautifully presented ONE bedroom apartment with a spacious WEST FACING balcony located on the THIRD FLOOR with LIFT ACCESS. This apartment boasts a DOUBLE BEDROOM, modern kitchen with INTEGRATED APPLIANCES, modern wet room and spacious living area with ample room for dining. Horizons, a McCarthy Stone retirement living plus development is nestled in Poole and is close proximity to Poole Town Centre, Poole Park, Poole Bowling Club and Poole Hospital. Horizons boasts an on-site bistro as well as Homeowner's lounge where SOCIAL EVENTS take place and wellness suite.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

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

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

## 1 bed | £199,950

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Horizons

This beautifully presented third-floor apartment boasts a large balcony and is finished to impeccable 'Showhome' standards. The spacious living room features a French door leading to the balcony, while the high-quality kitchen is equipped with a range of integrated appliances. The generously sized double bedroom also enjoys direct access to the balcony, and the modern wet room includes a walk-in shower. The apartment benefits from underfloor heating throughout.

Horizons is a flagship development by renowned retirement specialists McCarthy and Stone, completed in 2017. Designed for 'Retirement Living Plus,' it offers stylish and convenient living for the over-70s. Facilities include a restaurant serving affordable three-course lunches daily, a Homeowners' lounge, and communal areas with breathtaking views. Landscaped gardens and a guest suite (available for visiting family and friends at an additional charge) enhance the appeal. For added peace of mind, the development has an on-site Estate Manager, staff available, and a 24-hour emergency call system via a personal pendant alarm and bathroom call points.

Situated in Poole, Horizons enjoys a prime location known for its stunning natural harbour and exquisite beaches. The development offers fantastic views of the surrounding landscape and is within 400 metres of Poole High Street,

providing easy access to local amenities. A reliable bus service connects Poole with neighbouring areas, while the nearby quay features a variety of dining options.

### 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 'Nuair' heat exchange system. A feature glazed panelled door leads to the Living room.

### Living Room:

Beautifully presented, 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.

### Kitchen:

With an electrically operated double-glazed window. An excellent range of light, 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

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.

### Bathroom

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.

### Parking

This apartment does not come with an allocated parking space.

### 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)

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.

Service charge: £10,135.63 per annum (for financial year ending 30/06/26) Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Ground rent

Ground rent: £435 per annum  
Ground rent review date: June 2031

### Lease Information

Managed by McCarthy and Stone Management Services  
999 year lease from June 2016

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

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FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

