



GROSS INTERNAL
FLOOR AREA 628 SQ.FT

APPROX. GROSS INTERNAL FLOOR AREA 628 SQ.FT / 58 SQM	Horizons
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 15/02/22
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCarthy Stone
RESALES

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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCarthy Stone
RESALES

18 HORIZONS
CHURCHFIELD ROAD, POOLE, BH15 2FR



JOIN US FOR COFFEE & CAKE – THURSDAY 11TH APRIL – 10am – 4pm - BOOK YOUR PLACE TODAY!

McCarthy Stone Resales are delighted to present this DUAL BALCONY one bedroom Retirement Apartment at the stunning Horizons development. Positioned on the second floor with lift access from the hallway.

PRICE REDUCTION
ASKING PRICE £155,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HORIZONS, CHURCHFIELD ROAD, POOLE,

1 BEDROOMS £155,000

SUMMARY

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 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.

ENTRANCE HALLWAY

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 'Nuaire' ventilation/heat exchange system. A feature glazed panelled door leads to the Living room.

LIVING ROOM WITH PATIO DOOR TO BALCONY

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

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.

WET ROOM

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. Walk-in level access shower with both 'Raindrop' and conventional shower heads. Fully tiled walls and wetroom flooring, ladder radiator, emergency pull cord.

LEASE INFORMATION

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

Lease Length: 999 years from June 2016

Service charge: £8,656.10 per annum (for financial year ending 30/06/24)

ADDITIONAL INFORMATION & SERVICES

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

