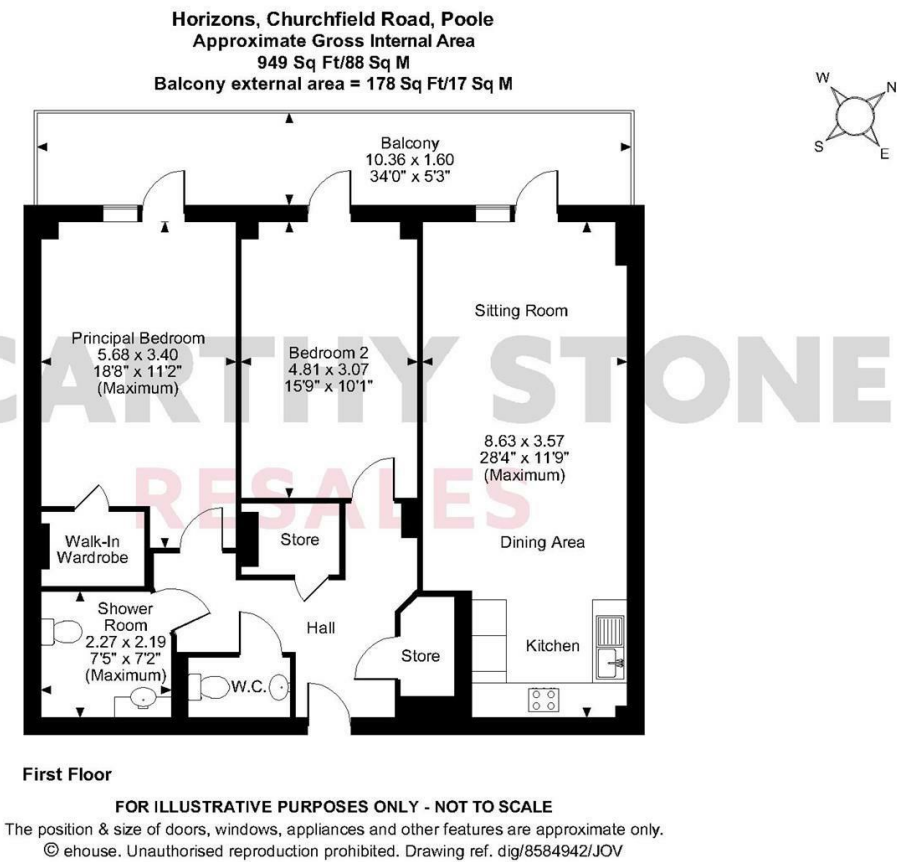
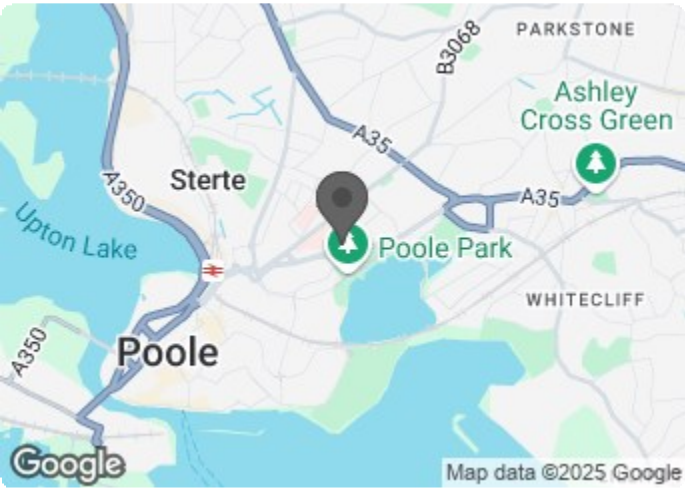


11 Horizons

Churchfield Road, Poole, BH15 2FR



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 £425,000 Leasehold

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

A WONDERFULLY presented TWO BEDROOM retirement apartment. Located on the first floor, this apartment benefits from a spacious WALK-OUT BALCONY with beautiful views of Poole Harbour and beyond.

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, BH15

## 2FR

**Introduction**  
SUPERB LUXURY APARTMENT. When quality counts this beautiful apartment 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.

Horizons was recently built by renowned multi-award winning 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 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.

**Living Room**  
An absolutely stunning living room/diner. Double glazed French doors allow the sunlight to fill the room, doors lead to a beautiful spacious balcony overlooking Poole harbour.

**Balcony - with Harbour views**  
A magnificent feature of this amazing home, sweeping around the apartment with principally 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 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.

**Master Bedroom**  
Of a good size with a double-glazed French door and side panel opening onto the spacious 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.



## 2 bed | £425,000

**Second Bedroom**  
A further double bedroom with a double-glazed French door opening onto the balcony, ceiling spot light fitting. This room can also be used for separate dining room, hobby room or a study room.

**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)

Service charge: £12,655.21 per annum (for financial year ending 30/06/2025).

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.

**Lease Information**  
Leasehold 999 Year Lease from 1st June 2016  
Ground rent: £510 per annum  
Ground rent review date: 1st June 2031

**Additional Information & Services**

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

**Parking**  
This apartment does not come with allocated parking.

