

PRICE REDUCTION



McCarthy & Stone
RESALES

45 Horizons Churchfield Road, Poole, BH15 2FR
Asking price £514,500 Leasehold

For further details
please call 0345 556 4104

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Unique mostly 'DETACHED' Retirement Apartment with the most OUTSTANDING HARBOUR & COASTAL VIEWS and a wonderful SOUTHERLY aspect.

INTRODUCTION:

Staggeringly beautiful panoramic views are a quite obviously a stand-out feature of this wonderful two-bed apartment. However it is also located on the fourth floor of this flagship McCarthy and Stone development and is detached from neighbours to each side and from above and is located at the end of a hallway thus affording a greater element of privacy. It is conveniently placed for access to the lift service providing access to the excellent facilities of the development. The spacious sitting room has a French door to the balcony and the amazing view. The adjoining kitchen is fitted with a range of integrated appliances. Elsewhere the accommodation offers an especially roomy principal bedroom, generously sized second bedroom (both with super views), sensible wetroom and separate cloakroom. There is the benefit of an allocated parking space included in the sale.

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 already an iconic development situated in Poole directly opposite Poole Park. The town is 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. A security intercom system linked to the main development entrance providing both a verbal and visual link (via the homeowners 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. Two further store cupboards add valuable storage capacity. 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.

OPEN-PLAN SITTING ROOM/KITCHEN

SITTING ROOM: A super open-plan living room/kitchen where the amazing view will draw you to the French door to enjoy a closer look. The view stretches coastward over Poole Park to Poole Harbour and beyond to Brownsea Island. Ample space for a dining area adjacent to the kitchen. The French door and fully glazed side-panel allows a flood of light and open onto a lovely balcony.

KITCHEN: An excellent contemporary styled fitted kitchen with a range of gloss 'soft-white' finished door units having a contrasting surface, matching upstands and incorporating a stainless steel single drainer sink unit. Comprehensive range of integrated appliances comprise; a Neff 4-ringed hob, waist-level cooker with 'a slide & hide' door and matching microwave over, dishwasher, fridge and freezer. Vinyl plank-styled flooring.

BALCONY:

A wonderful, principally South facing, balcony providing the perfect retreat for a little well-earned relaxation, assuming that is, you can take your eyes off the view for long enough! The views are quite obviously a huge feature taking in the expanse of Poole park with its tennis courts and boating lake, the adjoining delight of Poole Harbour and it's many craft that come and go and then to Brownsea Island and beyond - magnificent! There are outside lights for those balmy summer evenings.

BEDROOM ONE

Of a very good size with a deep double-glazed window providing those southerly panoramic views, 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

With a double-glazed French door opening onto the balcony and enjoying wonderful views, 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 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.

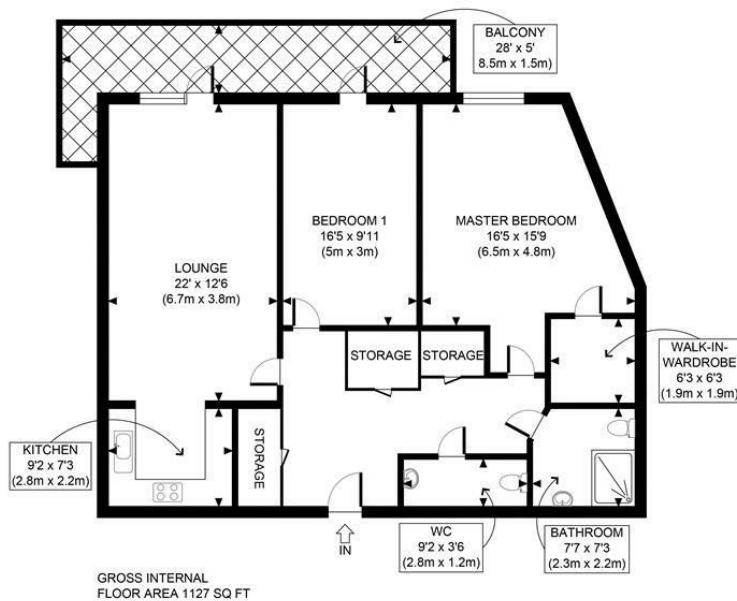
GROUND RENT

Leasehold 999 Year Lease from 2016. Ground Rent £510 p.a

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.





APPROX. GROSS INTERNAL FLOOR AREA 1127 SQ FT / 105 SQM	87 Churchfield Road BH15
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 20/11/20
	photoplan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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