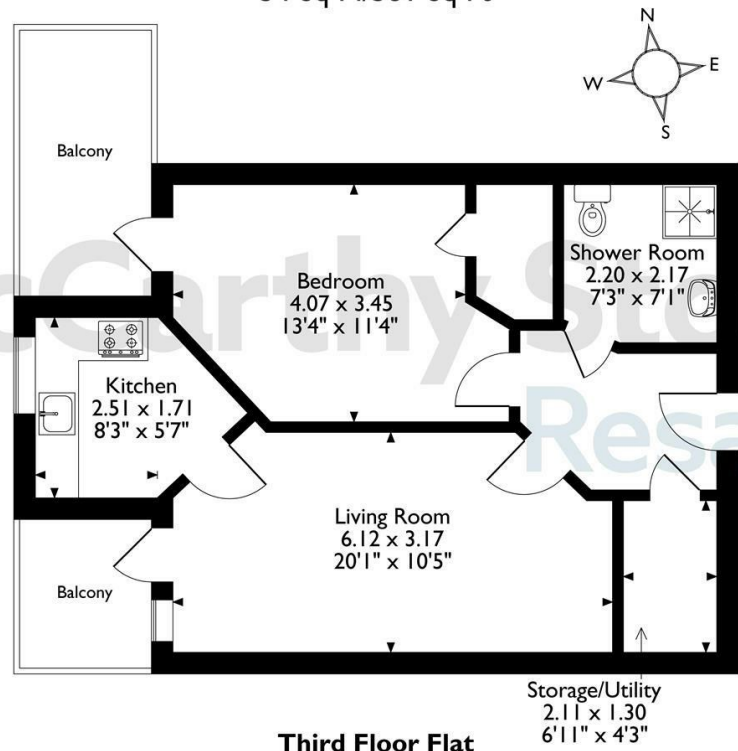


Horizons, Flat 33, 87, Churchfield Road, Poole
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



Third Floor Flat

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	84	84
(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	

33 Horizons

Churchfield Road, Poole, BH15 2FR



Asking price £200,000 Leasehold

A very well presented one bedroom Retirement Living Plus apartment benefitting from TWO WALK OUT BALCONIES, a modern fitted kitchen and a large double bedroom with walk in wardrobe.

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.



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Horizons, Churchfield Road, Poole

INTRODUCTION:

Horizons is a 'flagship' development built by multi-award winning 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 affordable 3 course lunch time meals daily, communal lounge, and communal areas (enjoying the best of the breathtaking views), landscaped gardens and a guest suite available for family and friends who 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 hallway and bathroom.

Poole is of course well known for its natural harbour and exquisite beaches and the development offers fantastic views of this stunning natural landscape from several communal vantage points. It is also extremely conveniently placed with Poole Town centre around half a mile distance and the bustling Poole Quay just a fraction over a mile away. A reliable bus service connects Poole with surrounding areas.

Why not take a look at this stunning development, fantastic apartment and of course, not forgetting the breathtaking view?

Entrance Hall:

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. Emergency pull cord, very large walk-in store cupboard with light and housing the MHG boiler supplying domestic hot water and 'Nuaire' heat exchange system. A feature glazed panelled door leads to the Living room.



Living Room:

A fantastic welcoming ambiance, Bright and spacious with a glazed door leading to a walk out balcony. There is a focal point fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

Kitchen:

Electronically operated double-glazed window. An excellent contemporary range of soft white, gloss fitted units with contrasting worktops and matching upstands incorporating a stainless steel inset sink unit. A comprehensive range of integrated appliances comprise; a 'Neff' ceramic hob with glazed splash-back and stainless steel chimney extractor hood over, 'Neff' waist-level oven, fridge and freezer, microwave and dishwasher. Plank styled flooring, pelmet under unit lighting and ceiling spot light fitting.

Double Bedroom

An excellent double bedroom with a double-glazed door leading to a further walk out balcony, perfect for a morning coffee, walk-in wardrobe with auto light.

Wetroom:

Modern white sanitary ware 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 and level access, walk-in shower with both raindrop and traditional shower heads. Fully tiled walls and vinyl flooring, ladder style radiator, emergency pull cord.

LEASEHOLD

Ground Rent £435

Ground rent review date: June 2031

999 Year Lease from June 2016



1 bed | £200,000

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: £10,135.63 per annum (for financial year ending 30/06/26).

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.

Parking

This apartment includes allocated car parking space Z.

Additional Information and services

** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES

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

All fixtures and fittings included.

