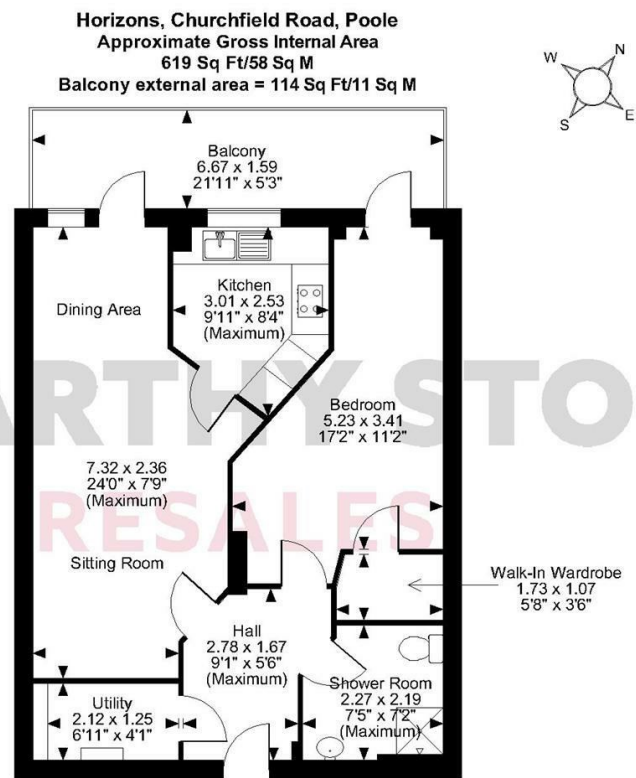


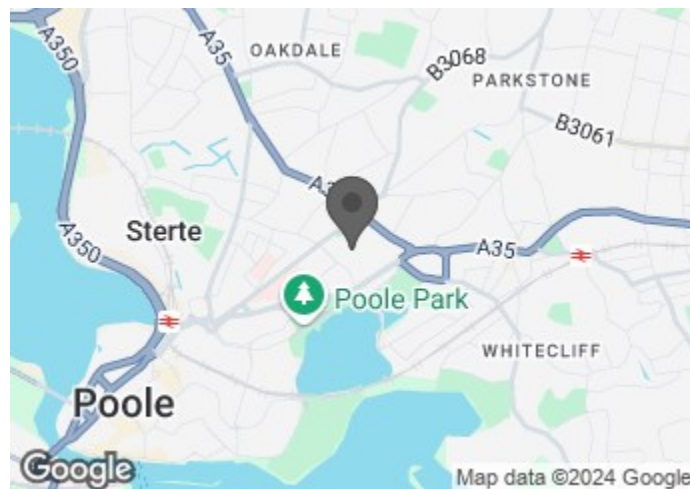
McCARTHY STONE RESALES

41 HORIZONS CHURCHFIELD ROAD, POOLE, BH15 2FR



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 | | |



McCARTHY STONE RESALES

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SPACIOUS one bed Retirement Apartment set in the fantastic Horizons development offering SUPERB communal facilities where you can enjoy
PANORAMIC SEA VIEWS
RE-DECORATED AND NEW CARPETS FITTED

ASKING PRICE £195,000 LEASEHOLD

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

HORIZONS, CHURCHFIELD ROAD, POOLE, BH15 2FR

1 BED | £195,000

HORIZONS

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 70s 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 Estates 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 meters 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.

THE APARTMENT

This apartment has been redecorated throughout and also benefits from newly fitted carpets. In addition to being offered in a like new condition, the apartment also comes with an allocated parking space.

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

LIVING ROOM:

Beautifully presented but retaining a welcoming and homely ambiance, 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.

BALCONY:

Having a feature glazed balustrade large balcony. Outside light.

KITCHEN:

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

WETROOM:

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.

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)

Service charge: £9,370.15 per annum (for financial year ending 30/06/25).

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:

Managed by McCarthy and Stone Management Services

999 year lease from the 1st June 2016

Ground rent: £435 per annum

Ground rent review date: June 2031

ALLOCATED PARKING

This apartment comes with its own allocated parking space for added convenience.

