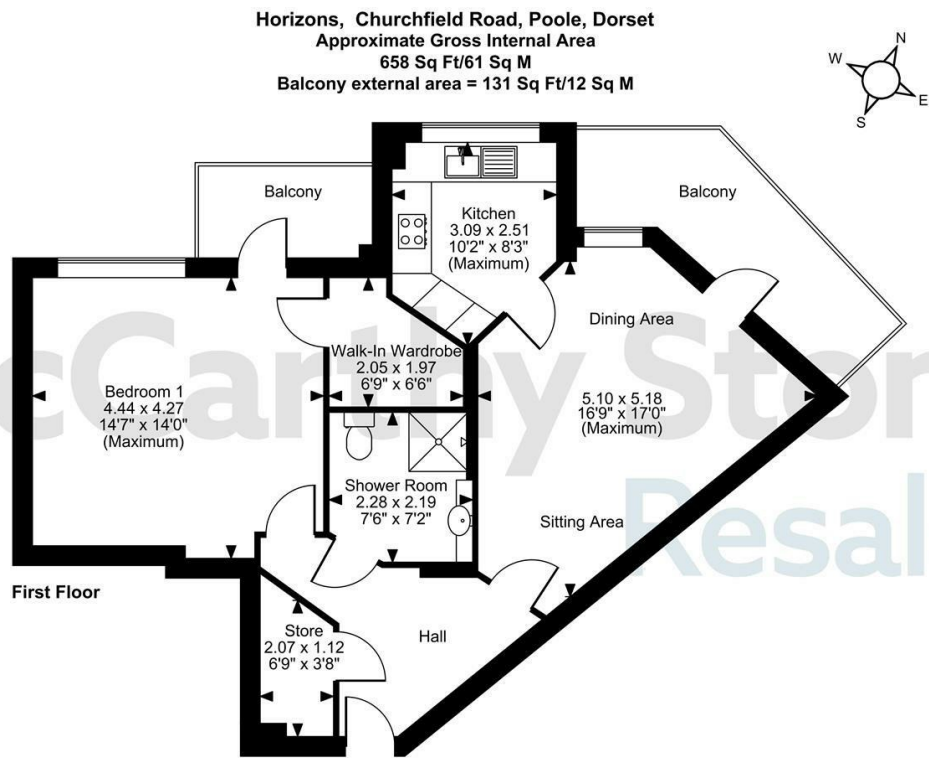


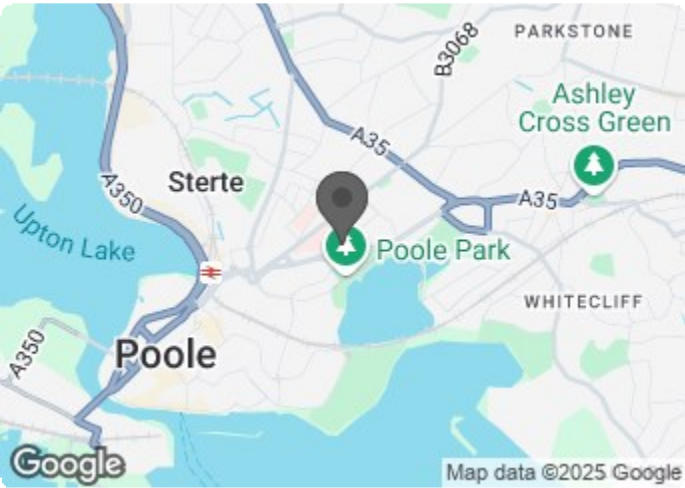
4 Horizons

Churchfield Road, Poole, BH15 2FR



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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	82	82
(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 £199,950 Leasehold

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

A beautifully presented one bedroom apartment with two balconies located on the first floor of this popular Retirement Living Plus McCarthy Stone development within close walking distance to Poole Town Centre, Poole Bowling Club and Poole Hospital.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Horizons, Churchfield Road, Poole

### Summary

This apartment is located on the first floor with two balconies, The living room has a French door to a balcony, the quality kitchen has a host of integrated appliances. the large double bedroom enjoys the second balcony, the modern wet room has a walk-in shower and there is underfloor heating throughout.

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

### Balcony

Having a glazed balustrade and enjoying elevated views. Quite private with a wall to one side and glazed privacy panel to the other. Outside light.

### 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

# 1 bed | £199,950

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

Managed by McCarthy and Stone Management Services  
999 year lease from June 2016  
Ground rent: £435 per annum  
Ground rent review date: June 2031

### 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.

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

### Additional Information and Services

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

