

22 Horizons

Churchfield Road, Poole, BH15 2FR



Asking price £325,000 Leasehold

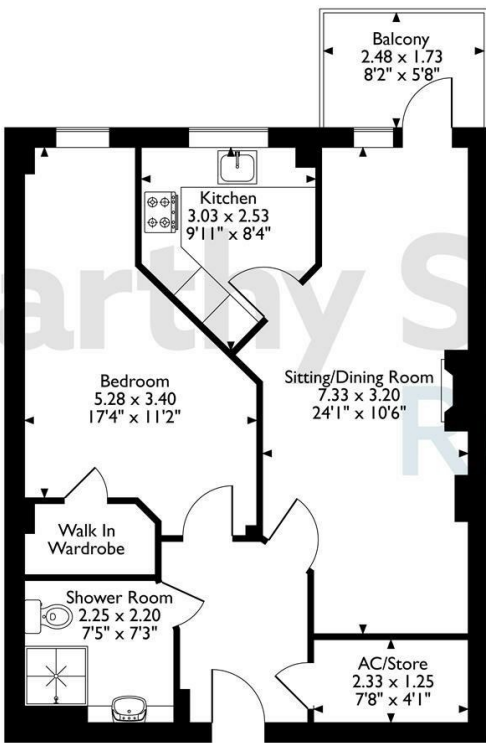
Join us for Coffee and Cake at our Open Day - Wednesday 30th July 2025 - from 10am - 4pm - book your place today!

A stunning one bedroom Retirement Living Plus apartment in our flagship Horizons development. Breathtaking VIEWS OF POOL HARBOUR from the walk out balcony. Horizons benefits from a roof terrace and a table service restaurant.

Call us on 0345 556 4104 to find out more.

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

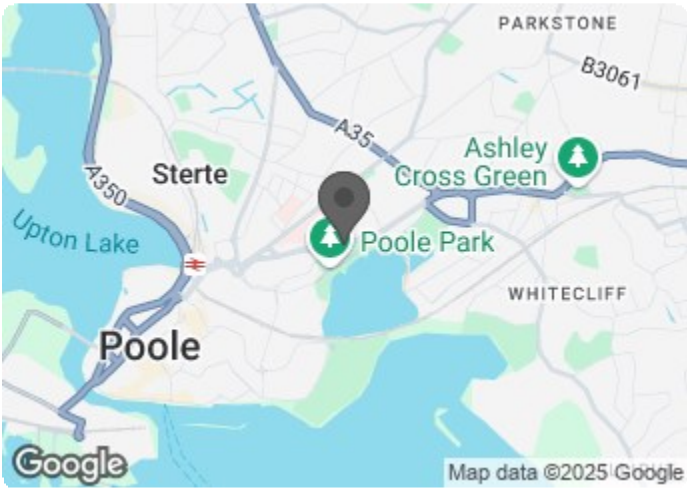
Horizons, Flat 22, 87, Churchfield Road, Poole
Approximate Gross Internal Area
Main House = 58 Sq M/624 Sq Ft



Second Floor

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	

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

INTRODUCTION:

Just take a few short moments to imagine waking up to this stunning view each morning. It would provide every good reason to get out bed, grab a coffee and head to the balcony. This fine home is one of just three one-bed apartments occupying this prime south-facing aspect and enjoys the most breathtaking panoramic views over Poole Harbour and beyond. It is also the highest positioned of the three making the vista even more spectacular. Needless to say we anticipate much interest. In summary, the accommodation offers a living room with French door to large balcony, quality kitchen with a host of appliances, excellent double bedroom and sensible wetroom with level access shower.

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

Living Room:

A fantastic welcoming ambiance, where the eye is immediately drawn to the breathtaking view. The French door and matching side-panel opens onto a south facing balcony with a view that looks out over the development gardens, Poole Park and beyond to Poole Harbour. There is a focal point fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

Balcony:

A significant beneficial feature. Having a glazed balustrade and outside lights for those balmy summer evening providing every good reason to spend much time out here as possible. The view changes with the seasons and the weather so no two days offer the same perspective. The outlook extends across the development gardens over Poole Park and beyond to encompass the iconic Poole Harbour, Sandbanks, the Purbeck Hills and Brownsea Island.

Kitchen:

Electronically operated double-glazed window with a fantastic view. 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 splashback 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 window and wonderful view, walk-in wardrobe with auto light and purpose-built furniture to include shelving, drawer unit and ample hanging space.

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,



1 bed | £325,000

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

Service charge: £7,791.84 pa (for financial year ending 30/06/23)

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: £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.

Parking

This apartment does not have allocated parking.

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

