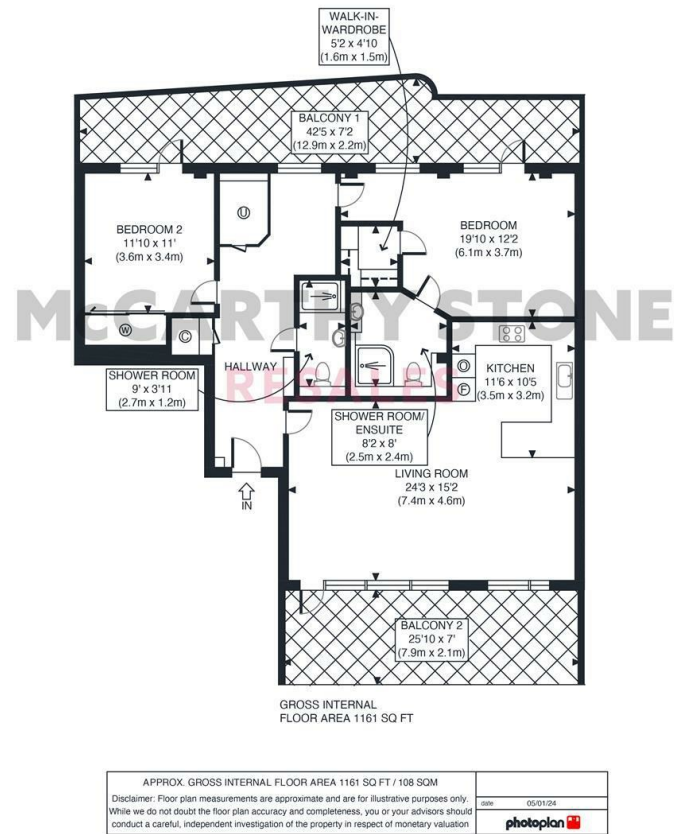


# McCARTHY STONE RESALES

## 58 HORIZONS CHURCHFIELD ROAD, POOLE, BH15 2FR



**COUNCIL TAX BAND: G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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

INCREDIBLE two bedded Retirement Apartment with FANTASTIC SEA VIEWS of Poole Harbour and the surrounding area.

TWO LARGE BALCONIES and ALLOCATED PARKING

**PRICE REDUCTION**

**ASKING PRICE £625,000 LEASEHOLD**

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# HORIZONS, CHURCHFIELD ROAD, POOLE,

# 2 BEDROOMS £625,000

## HORIZONS

**ABSOLUTELY STUNNING!** This is a really special luxury apartment occupying a South position on the sixth floor of this outstanding development.. The expanse of full height glazing opens up the breathtaking views of the harbour. Elsewhere the accommodation offers a modern fully fitted kitchen with numerous appliances, a spacious principal bedroom, generously sized second bedroom, sensible wetroom and separate cloakroom. The apartment has an allocated car space which is included in the asking price.

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 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 HALL

A good sized entrance hall with an 'oak veneered' entrance door having a spy hole. There is ample space for typical hall furniture. With ceiling downlights, security intercom system linked to the main development entrance providing both a verbal and visual (via the homeowners TV) to the main development entrance, emergency pull cord. Door to store cupboard with light, hot water system controls (a development boiler supplies metered

hot water to the underfloor heating and domestic facilities) and 'Nuare' ventilation/heat exchange system. Additional walk in laundry cupboard with plumbed in washer/dryer, and shelving. A feature glazed panelled door leads to the sitting room.

## LIVING ROOM

An absolutely stunning room by virtue of the expansive glazing and a breathtaking coastal outlook enjoying South-facing aspect and looking across Poole Park stretching seawards towards Poole Harbour and Brownsea Island. Oozing with natural light and with ample space for a dining area. A French door leads to the large curved balcony.

## BALCONY

This apartment features two balconies on opposites sides of the apartment. The North facing balcony can be accessed via either of the bedrooms. While the South facing balcony is off of the living room overlooking the harbour.

## KITCHEN

An excellent range of modern styled fitted wall and base units with gloss 'soft-white' finished door fronts and contrasting grey work surface and matching splashbacks and incorporating a stainless steel single drainer sink unit. Comprehensive range of integrated appliances comprise; a Neff 4-ringed hob, waist-level cooker with 'under-slide in and out' door and matching microwave over, dishwasher, fridge and freezer. Vinyl plank-styled flooring.

## MASTER BEDROOM

Of a good size with a double-glazed French door and side panel opening onto the balcony and affording those 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.

## 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.

## SECOND BEDROOM

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

## 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, and emergency pull cord.

## PARKING

**PARKING:** The property has the advantage of an owned and allocated parking space.

## 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: £12,655.21 per annum (for financial year ending 30/06/2025)

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

Leasehold 999 Year Lease from June 2016

Ground Rent: £510 per annum

Ground Rent review date: June 2031

## ADDITIONAL INFORMATION & SERVICES

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

