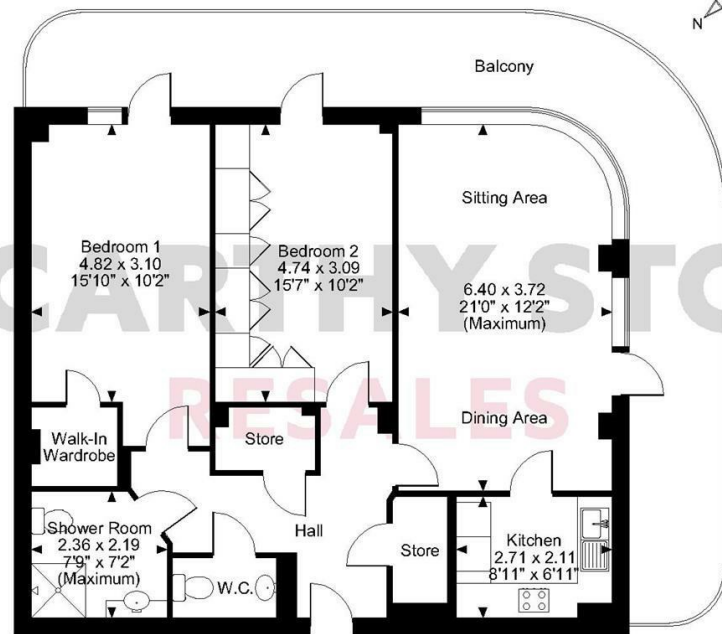


Horizons, Churchfield Road, Poole
 Approximate Gross Internal Area
 926 Sq Ft/86 Sq M
 Balcony external area = 351 Sq Ft/33 Sq M



Third Floor

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: F



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			

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HORIZONS, CHURCHFIELD ROAD, POOLE, BH15 2FR

THE APARTMENT

ABSOLUTELY STUNNING! This is a really special luxury apartment occupying a sweeping corner position on the third floor of this outstanding development. The magnificent sitting room is most definitely its standout feature. The expanse of full height glazing opens up the breathtaking views and provides access to the excellent wrap-around balcony. 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.

ENTRANCE HALL

A good sized entrance hall with ceiling downlights, security intercom system linked to the main development entrance, emergency pull cord, walk-in store cupboard with light, shelving, hot water system controls (a development boiler supplies metered hot water to the underfloor heating and domestic facilities) and ventilation/heat exchange system. A feature glazed panelled door leads to the Living Room. All other doors leading to WC, Shower Room, and both Bedrooms.

LIVING ROOM

An absolutely stunning room by virtue of the expansive glazing and a breathtaking panoramic coastal outlook enjoying a dual East/South aspect and looking across Poole Park stretching seawards towards Poole Harbour and Brownsea Island. With an abundance of natural light and plus plenty of space for a dining area. A French door leads to the curved, 'wrap-around' balcony.

WRAP-AROUND BALCONY

A very significant feature of this amazing home, sweeping around the apartment and providing excellent outdoor space for relaxation and Al-Fresco dining. The views are quite obviously a stand-out feature. Come take a look to experience them for yourself. There are outside lights for those balmy summer evenings.

KITCHEN

With double-glazed electronically operated window. An excellent range of contemporary 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 offering those panoramic views. The bedroom also features central chandelier light fitting, large walk-in wardrobe with automatic light sensor and range of units with hanging rails, shelving and small drawer set.

WETROOM/SHOWER ROOM

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

Featuring modern bespoke fitted bedroom furniture, also with a built in office space with closing door. The fitted furniture provides plenty of storage space. 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, extractor fan and emergency pull cord.

HORIZONS

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

2 BED | £540,000

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.

LEASE INFORMATION

Leasehold 999 Year Lease from June 2016

Ground Rent: £510 per annum

Ground Rent review date: June 2031

SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £12,655.21 per annum (up to financial year end 30th June 2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

PARKING

The property has the advantage of an owned and allocated parking space. The car space will be conveyed with the apartment at the asking price. However if this space is NOT required a discount on the price can be provided.

ADDITIONAL INFORMATION & SERVICES

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

