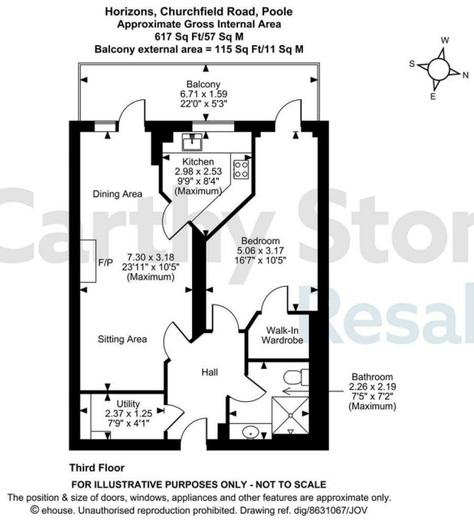
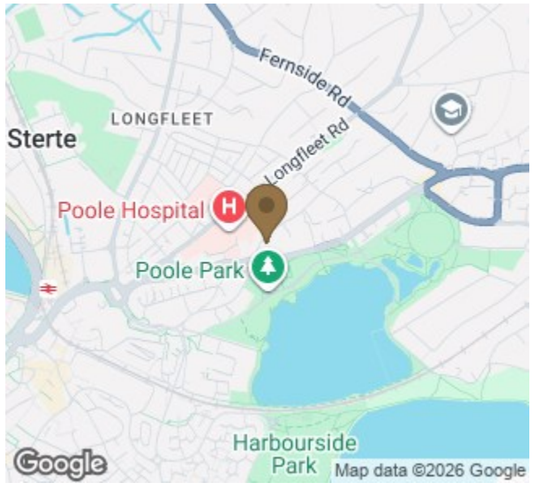
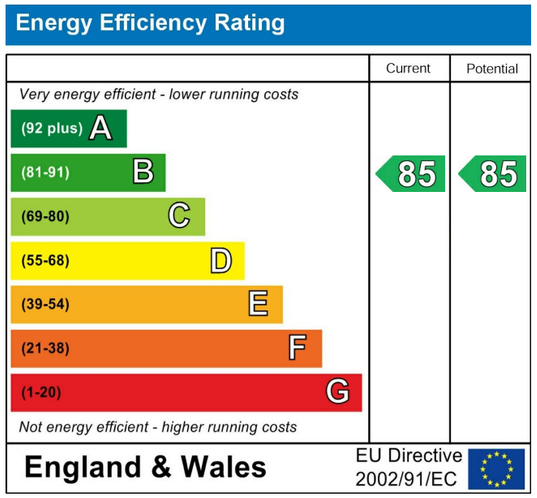
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

40 Horizons

Churchfield Road, Poole, BH15 2FR

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Horizons could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £145,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Retirement Living Plus
- Living Room with direct access to large full length balcony
- Modern Fitted Kitchen
- Double Bedroom with direct Balcony access
- Beautifully presented one bedroom apartment in this vibrant community.
- Staffed 24/7 under the supervision of our Estate Manager
- Careline facility provides further peace-of-mind
- Breathtaking Poole Harbour views from the development Library, Games Rooms and Sun Balcony on the top floor
- Restaurant serves fantastic daily lunch
- Great location opposite Poole Park

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Horizons, Poole

1 | 1 | Asking price £145,000

Summary

This beautifully presented third-floor apartment boasts a large balcony and is finished to impeccable 'Showhome' standards. The spacious living room features a French door leading to the balcony, while the high-quality kitchen is equipped with a range of integrated appliances. The generously sized double bedroom also enjoys direct access to the balcony, and the modern wet room includes a walk-in shower. The apartment benefits from underfloor heating throughout.

Horizons is a flagship development by renowned retirement specialists McCarthy and Stone, completed in 2017. Designed for 'Retirement Living Plus,' it offers stylish and convenient living for the over-70s. Facilities include a restaurant serving affordable three-course lunches daily, a Homeowners' lounge, and communal areas with breathtaking views. Landscaped gardens and a guest suite (available for visiting family and friends at an additional charge) enhance the appeal. For added peace of mind, the development has an on-site Estate Manager, staff available, and a 24-hour emergency call system via a personal pendant alarm and bathroom call points.

Situated in Poole, Horizons enjoys a prime location known for its stunning natural harbour and exquisite beaches. The development offers fantastic views of the surrounding landscape and is within 400 metres of Poole High Street, providing easy access to local amenities. A reliable bus service connects Poole with neighbouring areas, while the nearby quay features a variety of dining options.

Property Overview

Situated on the fourth floor this bright one bedroom apartment benefits from a full length walk-out balcony accessible from both the living area and bedroom. The living area comfortably fits both living and dining furniture and benefits from a feature electric fireplace. There is a fully fitted modern kitchen and a walk- in shower room. There is a wealth of storage including a large utility cupboard in the hall and a walk in wardrobe in the bedroom.

Social Lifestyle

The Communal Lounge is at the heart of the community at Horizons and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Horizons on a regular basis and always happy to welcome new clients in its beautiful well being suite that overlooks the harbour.

There is also a popular games room which again benefits from fantastic views, a function room, A library with stunning full floor the ceiling windows offering amazing views and a communal indoor balcony with pool table.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Horizons serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Roof Terrace

Horizons boasts a stunning roof terrace with ample contemporary seating, overlooking Poole Harbour. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Landscaped Gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Care and Support

The personal care services available at Horizons can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

This apartment does not come with an allocated parking space.

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)

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: £10,266.41 per annum (for financial year ending 30/06/27) Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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

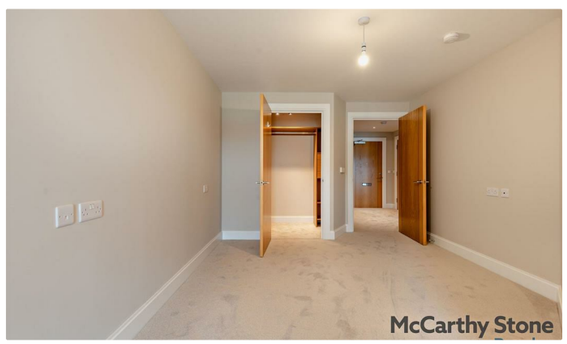
Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.