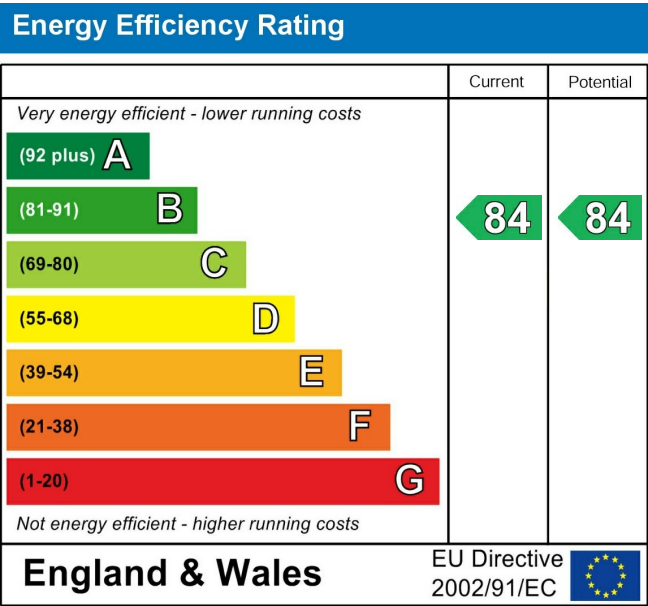
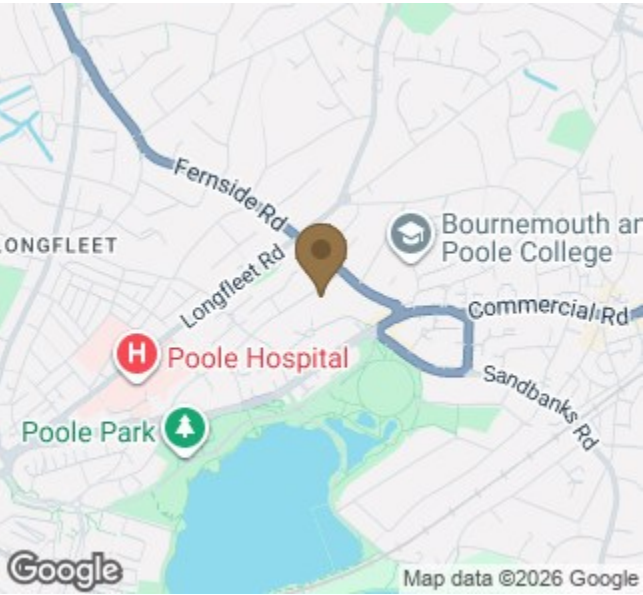
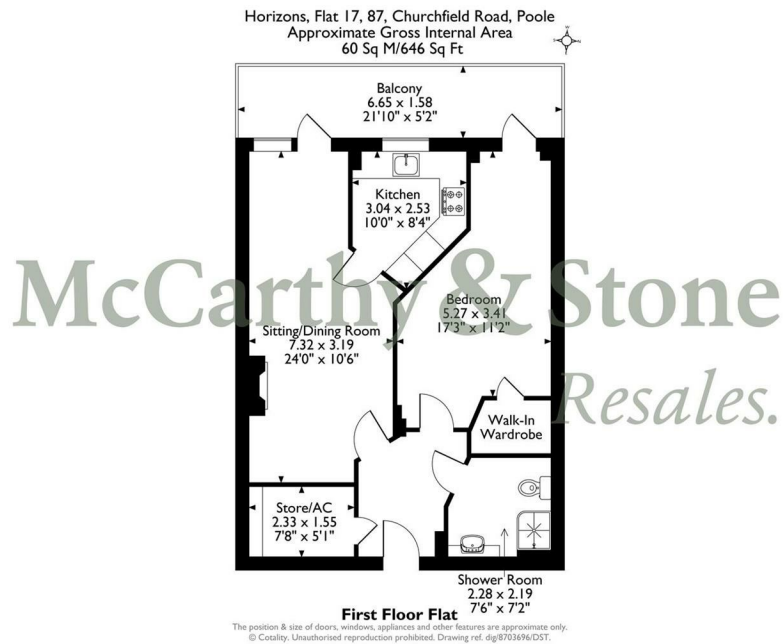




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Registered in England and Wales No. 10716544



17 Horizons

Churchfield Road, Poole, BH15 2FR

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 17 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:

- large one bedroom apartment with walk out balcony
- Living Room with direct access to large Balcony
- Double Bedroom with direct Balcony access
- Table Service Restaurant
- Guest Suite
- Homeowners lounge
- Meeting room
- Landscaped Gardens
- Modern Fitted Kitchen
- Lifts to all floors

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

17 Horizons, Poole

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.

INTRODUCTION:

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 including a library, games room and viewing decks to enjoy 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. facilities and services include a sociable restaurant, an hour's cleaning every week – more if you want it (charges apply) there is also a hair salon.

While the beautiful communal areas are designed to become buzzing social hubs, your retirement home is owned by you, and is totally self-contained. It's the perfect blend of privacy, community and support.

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:

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 boiler supplying domestic hot water and ventilation/heat exchange system. A feature glazed panelled door leads to the Living room.

Living Room:

A spacious living room with a double-glazed French door and matching side-panel opening onto a walk-out balcony, two ceiling light fittings and a feature glazed panelled door to kitchen.

Balcony:

The extra large balcony can be accessed from both the living room and bedroom, has a glazed balustrade, space for bistro style garden furniture and plants, and the benefit of overlooking both Churchfield Road or the green aspect with a view towards the property trees.

You also have the added benefit of taking a break across the landing to enjoy the views of Poole Park from the library lounge, which is conveniently located close to the apartment.

Kitchen:

With an electrically operated double-glazed window. An excellent range of soft cream, high-gloss fitted wall and base units with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. A comprehensive range of integrated appliances comprise; a 'Neff' four-ringed hob with glazed splash-panel and stainless steel chimney hood over, 'Neff' waist level oven with the latest 'tilt and slide door' and matching microwave oven over. Concealed fridge and freezer and dishwasher. Plank styled flooring, ceiling spot light fitting.

Bedroom

An excellent double bedroom with a double-glazed French door opening onto the balcony, walk-in wardrobe with auto light and purpose-built furniture to include shelving, drawer unit and ample hanging space.

Shower Room

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-hand basin with cupboard below and work surface over, feature mirror with integrated light and shaver point and walk-in level access shower cubicle with both a raindrop shower head and traditional shower attachment. Fully tiled walls and wet room styled vinyl flooring, ladder style radiator, emergency pull cord.



 1 |  1 | Asking price £145,000

Parking

The apartment does not have an allocated parking space.

Leasehold

Ground Rent: £435 per annum
Ground rent review date: June 2031
Lease Length: 999 years from June 2016

Service Charge

Here is the list of items included (that you will no longer be paying separately).

- 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 such as cleaning, laundry or medication reminders. 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) Please speak to our Entitlements Advisor to see if there are any benefit's you could claim.

Additional Information and Services

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

