Excellent

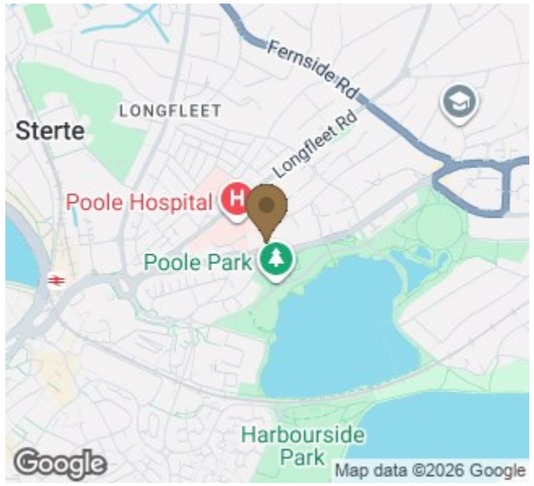
Trustpilot

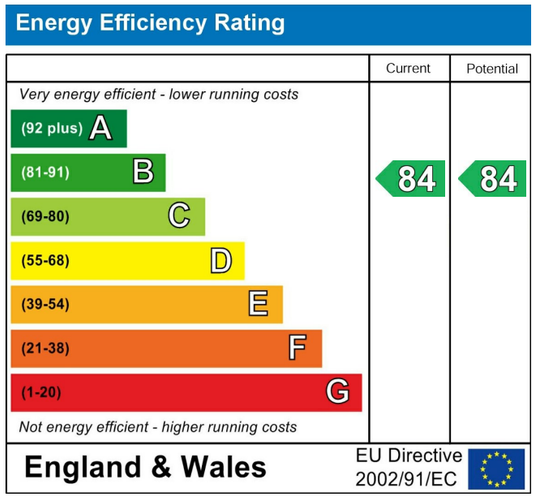
McCarthy & Stone
Resales.



MCCARTHY STONE
RESALES

APPROX. GROSS INTERNAL FLOOR AREA 611 SQ FT / 57 SQM	Horizons
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/05/21 photoplan





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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







16 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 16 Horizons could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £85,000 Leasehold

0345 556 4104
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Why you'll love living here:

- Retirement Living Plus
- Living Room with direct access to large Balcony
- Modern Fitted Kitchen
- Double Bedroom with direct Balcony access
- Exceptionally large one bedroom apartment with walk out balcony
- Staffed 24/7 under the supervision of our Estate Manager
- Careline facility provides further peace-of-mind
- Restaurant serves fantastic three-course daily lunch
- Outstanding communal facilities
- Great location opposite Poole Park

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Horizons, Poole

1 | 1 | Offers in the region of £85,000

Summary
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 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 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.

Property Overview
Situated on the first 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 & Services
** Entitlements Service** Check out benefits you may be entitled to.
** 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

Parking
This apartment does not have allocated parking however guest parking is available for visitors subject to availability.

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.

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

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.













