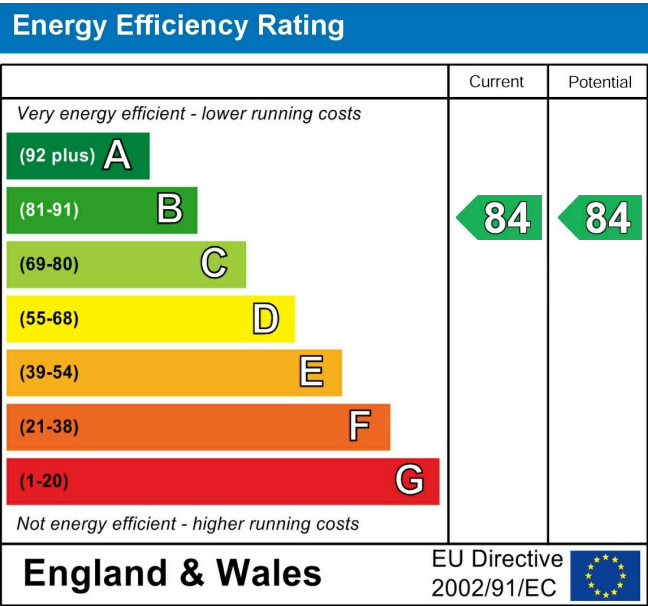
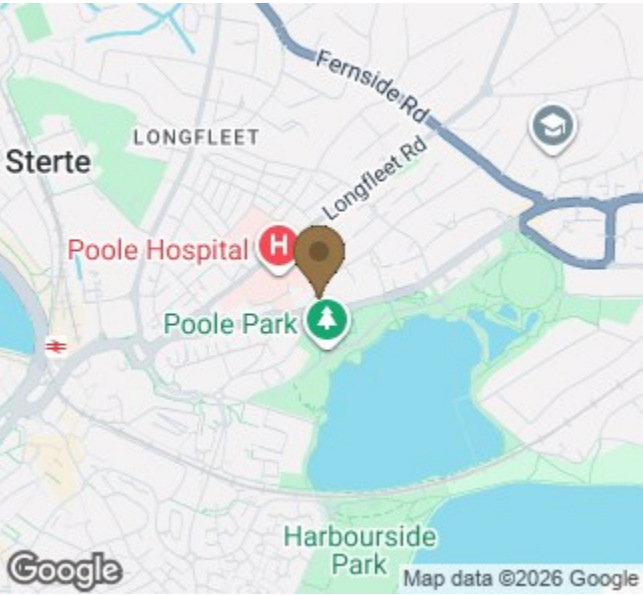
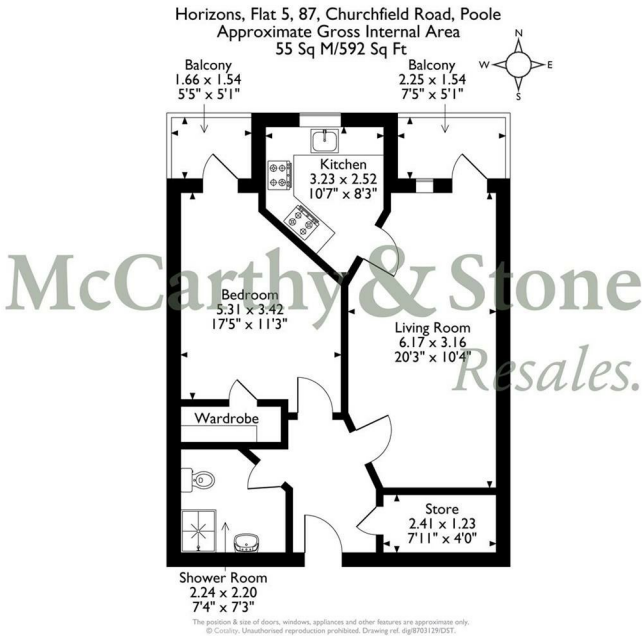




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Registered in England and Wales No. 10716544



5 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 5 Horizons could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £110,000
Leasehold

☎ 0345 556 4104
✉ resales@mccarthyandstone.co.uk
🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully presented one bedroom, first floor retirement apartment
- Living Room with direct Balcony access
- Modern Fitted Kitchen
- Double Bedroom with direct Balcony access
- Modern Wet Room
- 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

5 Horizons, Poole

 1 |  1 | Asking price £110,000

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 (enjoying 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.

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 Hallway

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

Living Room With Balcony

With a double-glazed French door and matching window opening onto a walk-out balcony, having a glazed balustrade and space for a bistro style garden furniture. The living rooms had space for a small table and chairs for dining. A feature glazed panelled door to kitchen.

Kitchen

With a double-glazed window. An excellent range of soft cream, gloss finished wall and base units with contrasting worktops and

matching upstands incorporating a stainless steel inset sink unit. A comprehensive range of integrated appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, waist-high oven with matching microwave over and concealed fridge and freezer. Plank styled flooring, ceiling spot light fitting.

Bedroom With Balcony

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.

Wet Room

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-hand basin set into bathroom furniture with cupboard below and work surface over, feature mirror with integrated light and shaver point. Walk-in level access shower with both 'Raindrop' and conventional shower heads. Fully tiled walls and wetroom flooring, ladder radiator, emergency pull cord.

Lease Information

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

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)

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)

Parking

The apartment does not have an allocated parking space.

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.
- 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.

Additional Information and Services

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

