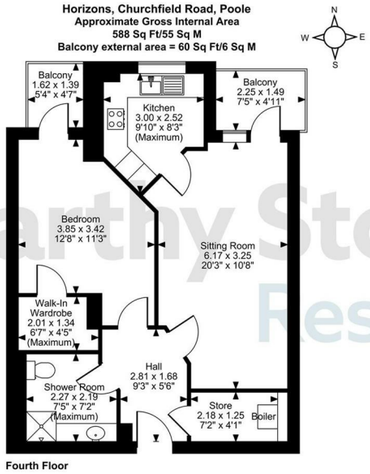
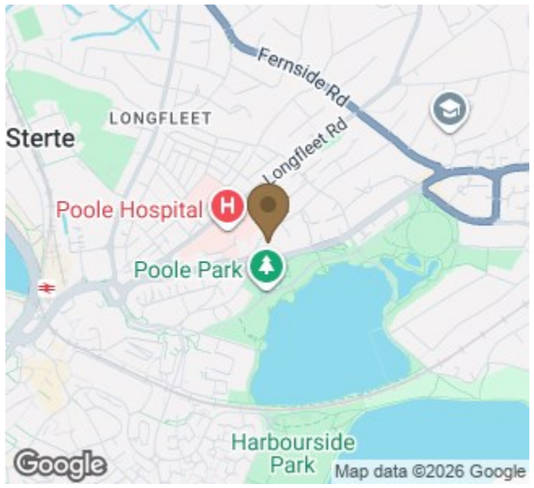
Excellent

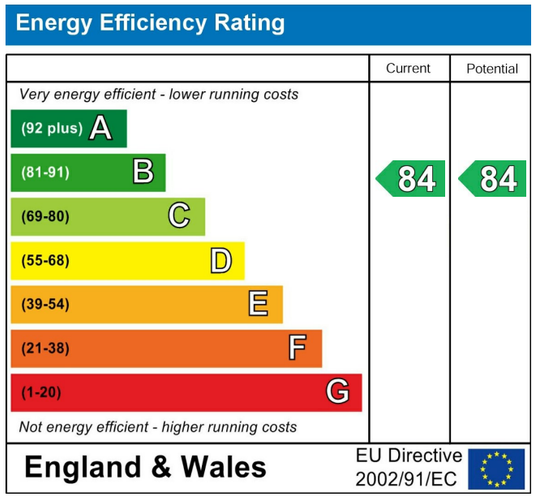
Trustpilot

McCarthy & Stone
Resales.



McCarthy Stone
Resales





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







43 Horizons

87 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 43 Horizons could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £80,000
Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- Balconies off both the living area and bedroom
- NEWLY REDECORATED AND NEW CARPETS THROUGHOUT
- Close to local amenities
- 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
- Restaurant serves fantastic three-course daily lunch
- Outstanding communal facilities
- Great location opposite Poole Park

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

43 Horizons, Poole

1 | 1 | Asking price £80,000

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 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.

THS PROPERTY HAS BEEN REDECORATED AND HAS NEW CARPETS THROUGHOUT.

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
An exceptionally bright and spacious fourth floor, one bedroom apartment, The spacious living area has enough room for both living and dining furniture and benefits from access to a walk-out balcony. There is a modern fitted kitchen with well thought out accessible features such as a waist height oven. The bedroom also give access to a further balcony and has a large walk-in wardrobe providing excellent storage, Further storage includes a large utility cupboard off the spacious hallway. A modern fully fitted shower room services the apartment with an accessible walk-in shower

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 communal indoor balcony with pool table and a library with further amazing views from the full sized floor to ceiling windows.

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 and 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 come with an allocated parking space.

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) Please speak to our Entitlements Advisor to see if there are any benefit's you could be claiming towards these fees.

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.













