

**Flat 16 Horizons, 87 Churchfield Road
Poole, BH15 2FR**

HEARNES

WHERE SERVICE COUNTS

Flat 16 Horizons, 87 Churchfield Road, Poole, Dorset, BH15 2FR

Leasehold Price £175,000

A luxurious 1 bedroom, 1st floor apartment in this simply outstanding retirement development which was completed in 2017 and includes a private balcony. This apartment is finished to an outstanding specification with a fully fitted kitchen to include a dishwasher, fridge freezer and oven/hob. The lounge is a lovely size with space to fit a small dining table and door leading to the balcony. Also offering a generous entrance hall, fully fitted kitchen, generous double bedroom with walk-in wardrobe and door to the balcony. Added benefits include under floor heating system powered by a central gas boiler providing low cost heating and Nuaire heat recovery system designed to provide optimised balance (supply & extract) mechanical ventilation with heat recovery. The property comes with no forward chain.

Horizons is a highly contemporary building in this superb location overlooking Poole Park and less than a mile from the town centre. There are 60 flats over 8 floors serviced by two passenger lifts, two sets of stairs and security entryphone system with fob openers for the automatic doors.

It is a McCarthy and Stone retirement development for 70s and over and has many splendid communal facilities. The restaurant serves lunch from 12.30 every day (which can be served as room service if required) and these meals are approximately £4.00 each. There is a communal lounge, a function room, guest suite, spectacular atrium style reception, beautiful gardens and furnished patios, 2 laundry rooms, refuse room, upper floor viewing room, quiet games room on the second floor and a wellness suite on the third floor for hair, nails and massage. Most of these rooms, which are dotted around on different floors, have wonderful views over the park and lake with Poole Harbour beyond. There are 24 hour Duty Mangers on hand as well as various Care and Support personnel and an Estate Manager who oversees the overall running. There are various clubs such as bridge, gardening and Friday night films. For details, please contact Hearnese.

Lease 999 years from 2016

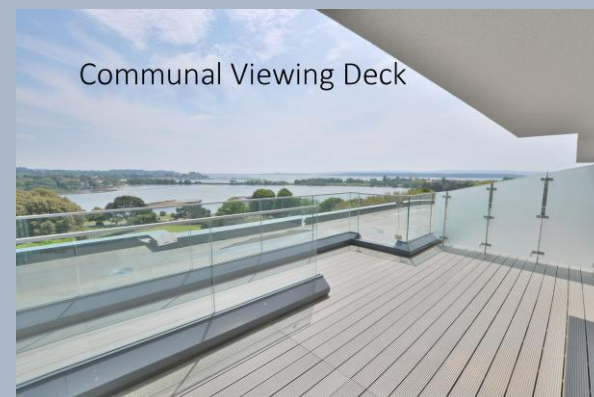
Ground rent £435 per annum

Maintenance charges: £9370.15 per annum (To include: All communal services, management and maintenance of the building, restaurant staffing and maintenance, 24h emergency call, water and sewerage, one hour of domestic assistance per a week. Extra care packages available by arrangement (additional charge applies))

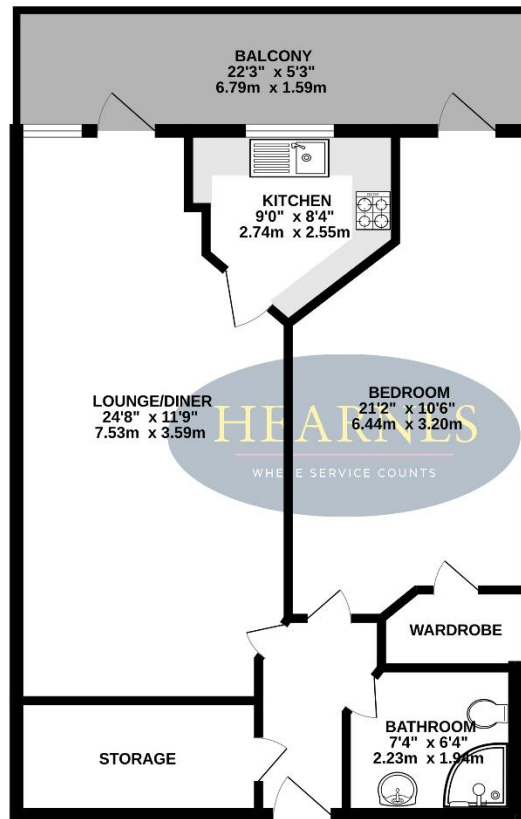
COUNCIL TAX BAND: D

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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