

**Flat 17 Horizons, 87 Churchfield Road
Poole, BH15 2FR**



HEARNES

WHERE SERVICE COUNTS

Horizons, 87 Churchfield Road, Poole, BH15 2FR

Leasehold PRICE £199,000

A beautifully presented and immaculate 1 bedroom apartment in this simply outstanding retirement development which was completed in 2017 and includes a modern fitted kitchen, plenty of storage and a private 21' x 5' balcony. This property is set on the 1st floor and is finished to a stunning specification with many contemporary fixtures included.

- Horizons is a highly contemporary building in this superb location opposite 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, security Entryphone system with fob openers for the automatic doors
- Beautifully presented throughout
- Sold with fitted curtains and blinds
- Spacious apartment with a generous sized room
- Fully fitted kitchen including Neff appliances
- Generous double bedroom with access to the balcony and a walk-in wardrobe
- Large lounge with space for a dining table and access onto the balcony
- Large 21' x 5' private balcony
- Modern neutral wet room
- Two large storage cupboards
- Fitted carpets, wardrobe and curtains
- Under floor heating system powered by a communal gas boiler providing low cost heating and Nuaire heat recovery system - designed to provide optimized balance (supply & extract) mechanical ventilation with heat recovery

This impressive McCarthy and Stone retirement development is for 70's 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 3 course meals are less than £4.00 each. There is a communal lounge, a function room, guest suite, spectacular atrium style reception area, 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. There are 24 hour Duty Managers 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.

Term of Lease: 999 years from 2016
Ground Rent: £435 per annum
Maintenance Charges: £700 per month
Parking space: No

COUNCIL TAX BAND: D EPC RATE: B

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



Poole Park



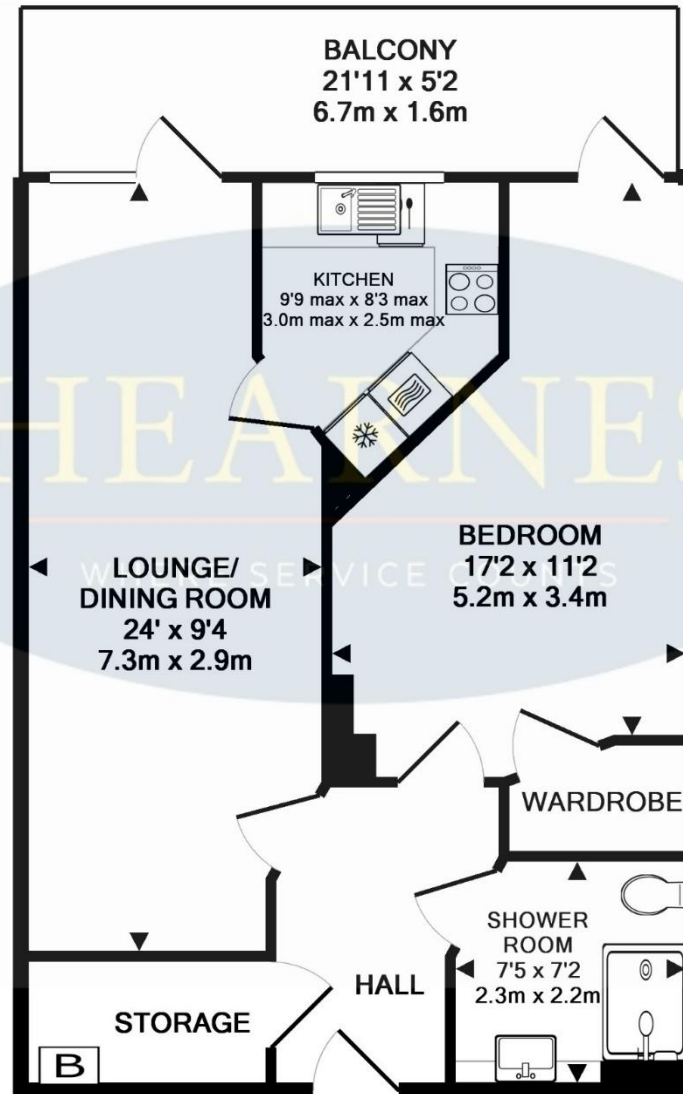
Entrance to Poole Park opposite



TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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