

**Horizons, 87 Churchfield Road
Poole, Dorset, BH15 2FR**

HEARNES

WHERE SERVICE COUNTS

AZALEAS
Open 7 days a week
10.00am - 5.00pm

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

Leasehold Price £625,000

A fabulous 6th floor 2 bedroom 2 shower room apartment, with breathtaking views out over Poole Park and the harbour beyond from 41'1" balcony. This apartment really is superb and commands an outstanding position of this simply beautiful, flagship, retirement development which was completed in 2017.

Horizons is a highly contemporary building in this superb location, adjacent to Poole Park. The building is serviced by two passenger lifts, two sets of stairs, security entry phone system with fob openers for the automatic doors. Flat 58 comprises of over 1217 sq. ft of spacious accommodation with a generous entrance hall, a stunning open plan kitchen/lounge/dining room from which superb views are afforded across Poole, Sandbanks and the Isle of Purbeck beyond. The kitchen benefits from integrated Neff kitchen appliances which include cooker hood, hob, dishwasher and frost-free fridge/freezer. There are 2 balconies, one 41' facing over the park and looking onto the harbour and accessed from the lounge and dining room and a second 24' balcony, which looks over Poole Town Centre with access from both bedrooms. There are two generous double bedrooms, the master having an ensuite wet room and walk-in wardrobe, additional shower room, excellent storage space, a utility room with fitted wall shelving, a freestanding washing machine and separate dryer. Added benefits include its own parking space (Z8), under floor heating system powered by a communal gas boiler providing low-cost heating and Nuair heat recovery system - designed to provide optimized balance (supply & extract) mechanical ventilation with heat recovery. The property is sold with no forward chain.

Horizons is a McCarthy and Stone retirement 'Living Plus' development 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 meals are excellent value offering a 3 course lunch - the main course being £4.20 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 Mangers on hand as well as various Care and Support personnel and an Estate Manager who oversees the overall running. Each property benefits from an hour of help each week which is included in the maintenance charges. There are various clubs such as bridge, gardening, and Friday night films. Horizons has an enviable location conveniently located for amenities, and less than a mile from the town centre.

Parking Bay (Z8)

Term of Lease: 999 years from 2016

Service Charge: Approximately £9,752 Per Annum

Ground Rent: Approximately £510 Per Annum

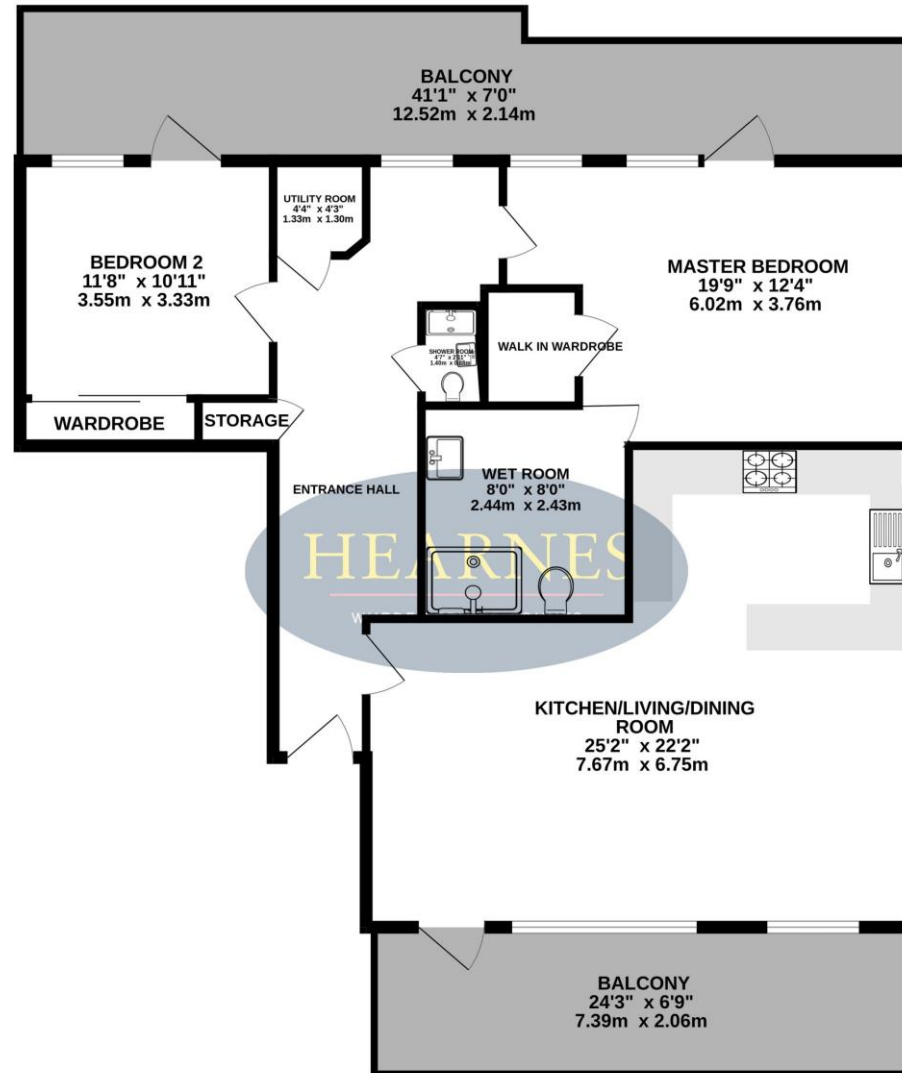
COUNCIL TAX BAND: G EPC RATE: B



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.



1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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.
Made with Metropix ©2023



Flat





www.hearnes.com

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

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE