

Flat 11 Horizons, 87 Churchfield Road,
Poole, Dorset, BH15 2FT



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LEASEHOLD GUIDE PRICE £425,000-£430,000

A spacious first floor two bedroom apartment in this simply outstanding platinum retirement development which was completed in 2017. The property, which is well presented, is set with splendid views over the development's gardens with Poole Park and the harbour beyond. Offering a full length southerly facing balcony, with access from both bedrooms and the sitting room, fully fitted kitchen with integrated appliances, wet room and separate cloakroom.

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

- Spacious well presented 2 double bedroom first floor apartment set in this outstanding retirement development
- Wonderful balcony with 3 sets of doors leading to it from both bedrooms and the sitting room
- Well planned accommodation with a generous entrance hall, excellent storage and open plan kitchen/lounge/dining room
- Fully fitted kitchen with integrated appliances to include an oven, hob, extractor, dishwasher and fridge/freezer
- Two bedrooms with walk-in wardrobe in the master and a spacious wet room, additional cloakroom, and excellent storage space.
- 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 platinum retirement 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 at approximately £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.

Most of these rooms, which are dotted around on different floors, have wonderful views over the park and lake with Poole Harbour beyond. There is 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 is also given an hour of help each week. There are various clubs such as bridge, gardening, and Friday night films. Horizons has an enviable location opposite Poole Park and less than a mile from the town centre.

COUNCIL TAX BAND: E

EPC RATE: B

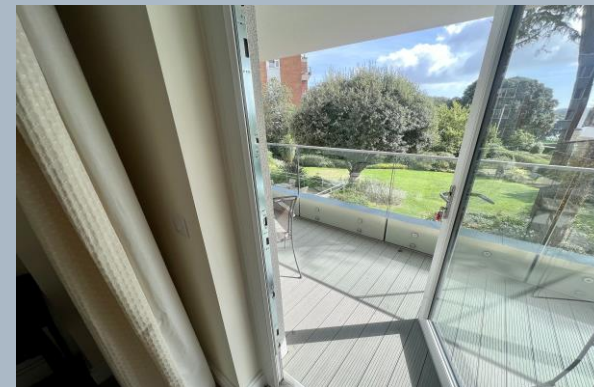
Term of Lease 999 years from 2016

Ground Rent £510 per annum

Maintenance charges £12,655.21 per annum (To include: All communal services, management and maintenance of the building, 24h emergency call, water and sewerage, flexible domestic and personal care (1 hour per week))

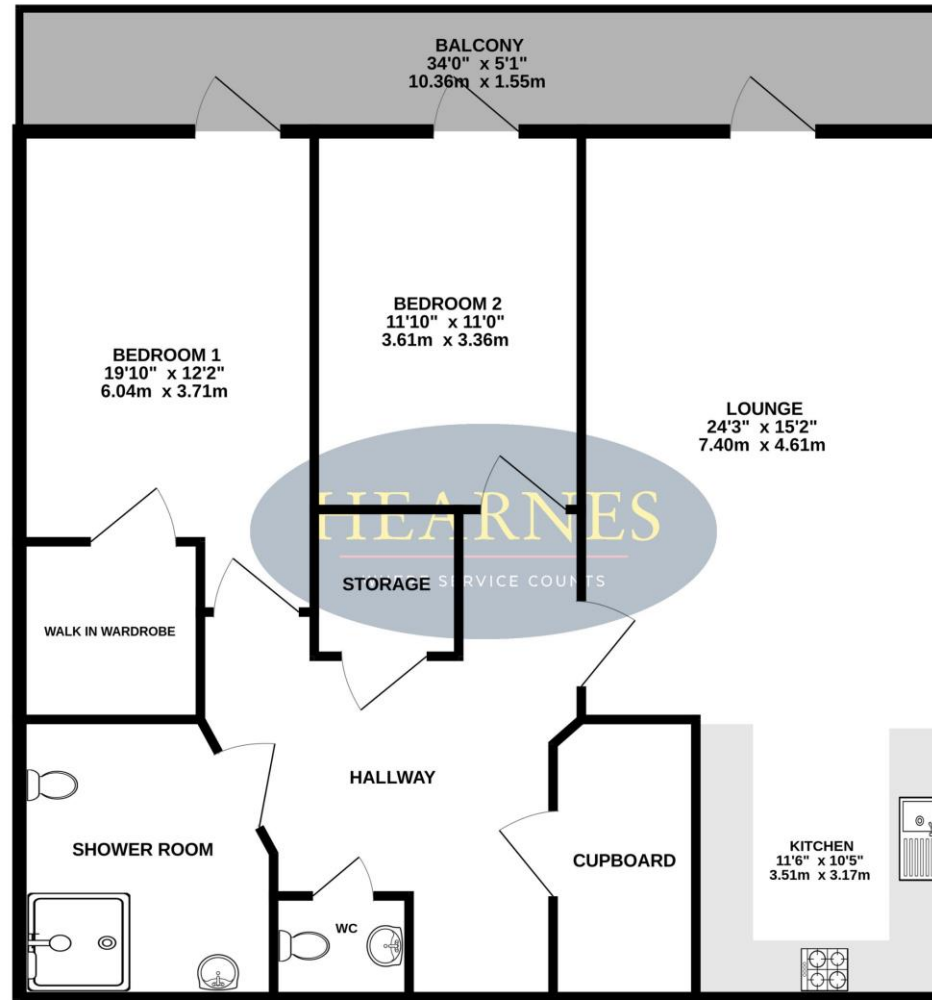
Parking Space: No allocated parking

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.





1372 sq.ft. (127.5 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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.
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