

Apartment 33, Horizons
87 Churchfield road, Poole, Dorset BH15 2FR

HEARNES

WHERE SERVICE COUNTS

Apartment 33 Horizons, 87 Churchfield Road, Poole, Dorset BH15 2FR

Leasehold Price £225,000

An immaculately presented 1 double bedroom 3rd floor apartment in this prestigious McCarthy & Stone retirement development for 70's and over built in 2017. The property offers a functional lounge dining room, separate fully fitted kitchen, double bedroom with walk-in wardrobe, modern wet room and 2 balconies with views towards Poole Park. Other benefits include a large store room, classy fitted furniture throughout, private parking bay and is being offered with no forward chain.

- A one double bedroom McCarthy & Stone retirement apartment situated in a luxurious development for 70's and over
- Fully fitted kitchen with integrated Neff appliances to include oven, hob, extractor, dishwasher and fridge/freezer
- Generous double bedroom with high quality fitted furniture, door to the balcony and a walk-in wardrobe
- Large lounge with space for a dining table and access onto the balcony
- Modern fitted wet room with built in storage units
- Large storage cupboard with Nuaire mechanical ventilation with heat recovery system to supply fresh air throughout the apartment and space for washing machine
- Fitted carpets, curtains and classy fitted furniture throughout
- Two balconies – one with lovely views overlooking Poole Park and beyond
- 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
- 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
- Private parking bay – Z10
- No forward chain

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 meals are £4.20 - £10.00 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 a lovely Estate Manager who oversees the overall running. There are various clubs such as bridge, gardening and Friday night films. One hour of help weekly, in the flat is also included within the maintenance charges.

Term of Lease: 999 years from 2016

Ground Rent: £435 per annum **Maintenance Charges:** £844.94 per month (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))

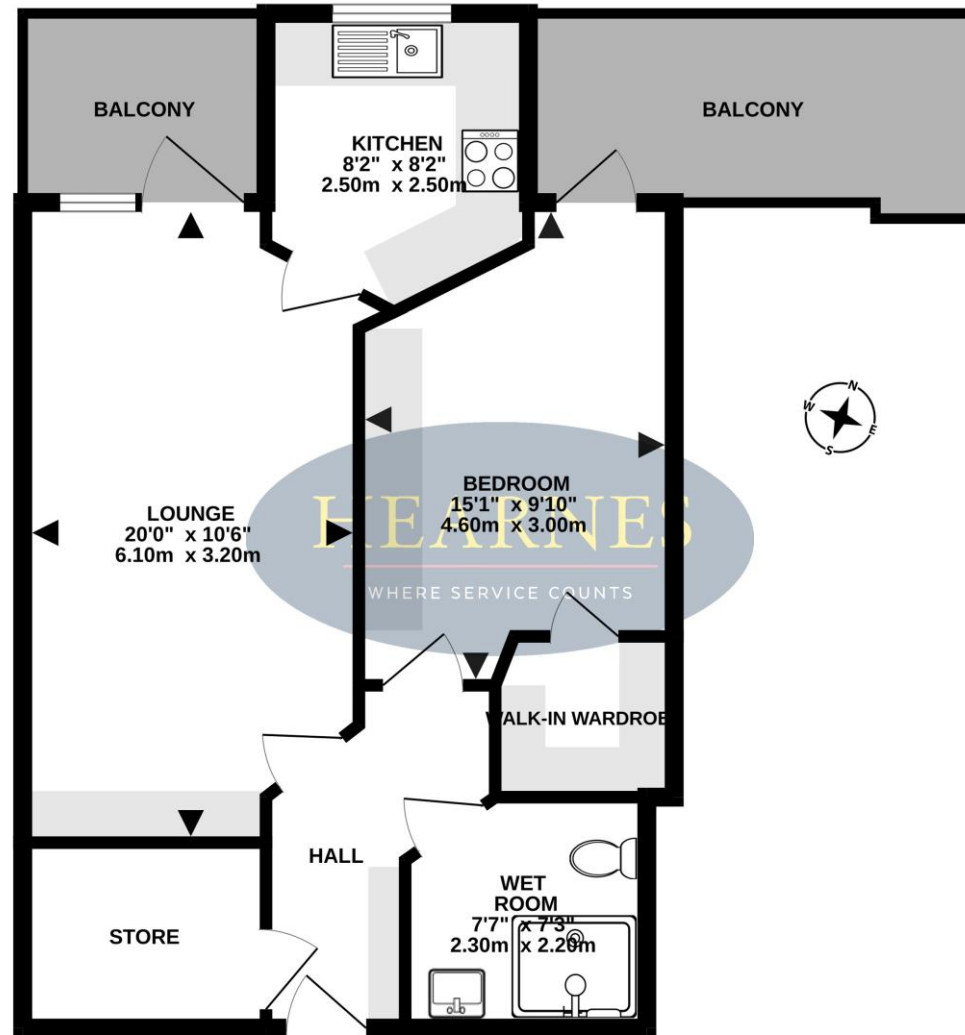
EPC: B

COUNCIL TAX: D





FLOOR
567 sq.ft. (52.7 sq.m.) approx.



NOT INCLUDING BALCONIES

TOTAL FLOOR AREA : 567 sq.ft. (52.7 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



Entrance to Poole Park opposite



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