

**Flat 45 Horizons, 87 Churchfield Road,  
Poole, Dorset BH15 2FR**

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# Flat 45 Horizons, 87 Churchfield Road, Poole, Dorset BH15 2FR

## LEASEHOLD Price £500,000

An extremely spacious top (fourth) floor two bedroom apartment in this exclusive platinum retirement development which was completed in 2017. The property is set with splendid views over Poole Park and the harbour beyond and is positioned within the development having no neighbours to either side, nor above. The apartment is very well presented and benefits from a separate cloakroom along with excellent storage throughout. Horizons is a highly contemporary building in this superb location, adjacent to Poole Park. The development contains 60 flats over 8 floors with security entryphone system with fob openers, two passenger lifts two sets of stairs, and outstanding communal areas.

- Delightful harbour views from the fourth floor 2 bedroom apartment, set in a luxury retirement development
- Very well presented inside and sold with fitted carpets and curtains
- The kitchen benefits from integrated Neff kitchen appliances which include, oven, hob, extractor, dishwasher and frost-free fridge/ freezer
- 2 double bedrooms with the master bedroom having a walk in wardrobe, ensuite wet room and access to the second balcony
- Wonderful 27'10 balcony having 3 access points from the lounge and both bedrooms
- Separate cloakroom
- Vacant and sold with no forward chain
- Nuair heat recovery system - designed to provide optimized balance (supply & extract) mechanical ventilation with heat recovery
- Underfloor heating serviced by communal gas boilers, providing low cost heating
- The property is sold with no forward chain
- Parking bay J

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 an 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

Term of Lease 999 years from 2016

Ground Rent £435 per annum

Maintenance charges £12,655.12 (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: F

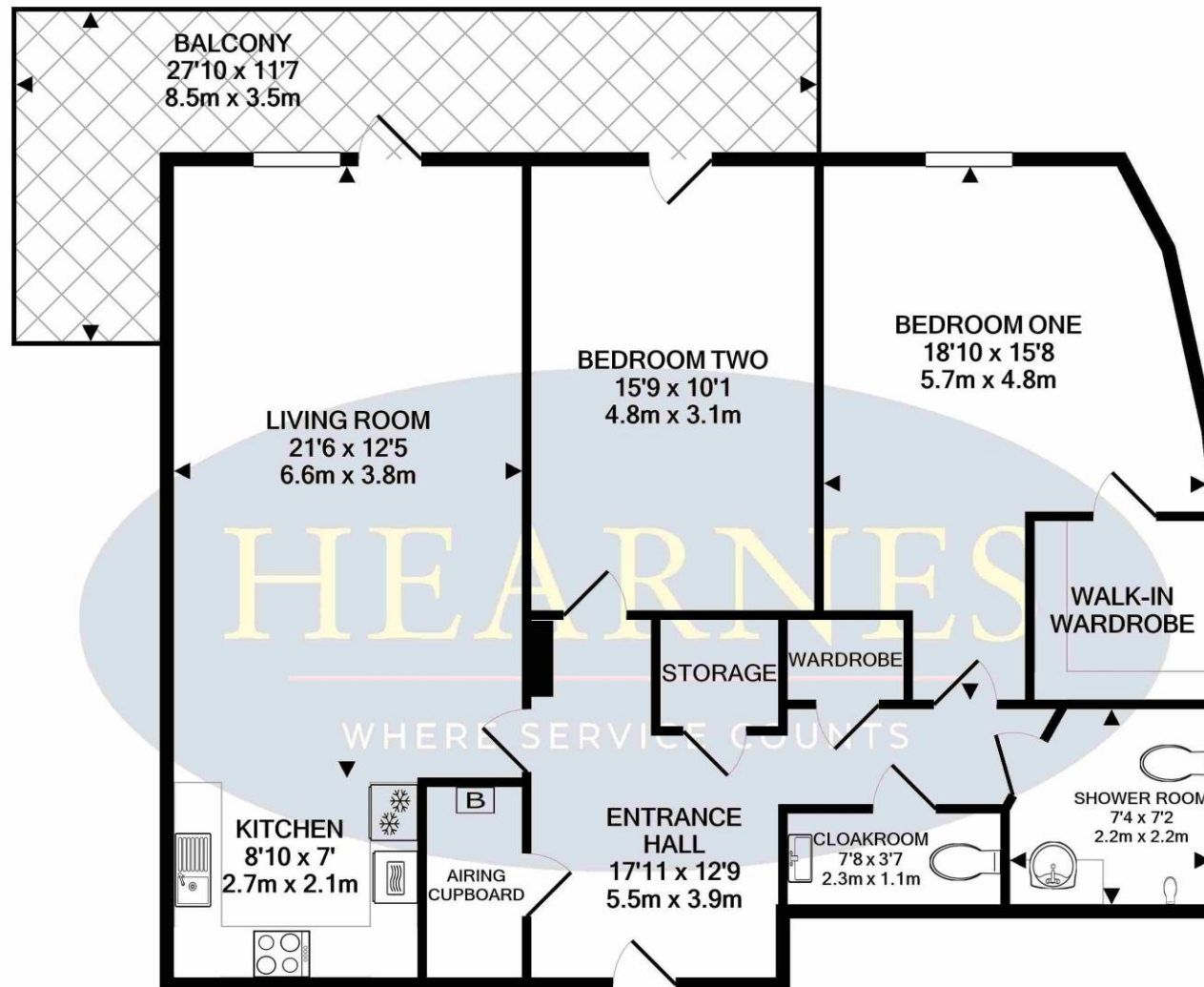
EPC RATE: B











TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.1 SQ.M.)

Whilst every attempt has 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 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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