

**Flat 40 Horizons, 87 Churchfield Road
Poole, BH15 2FR**



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Flat 40 Horizons, 87 Churchfield Road, Poole, BH15 2FR

Leasehold PRICE £199,500

An immaculate one bedroom apartment, set on the third floor of this exclusive retirement development for the 70's and over, which was completed in 2017. This lovely apartment offers a spacious lounge/dining room with doors out to the generous balcony, a modern fitted kitchen with integrated appliances, plenty of storage to include a deep walk in storage cupboard and a walk-in wardrobe. and a private 21'11" x 5'2" balcony. This property is set on the third floor, at the front of the development and is finished to a stunning specification with many contemporary fixtures included. The flat is vacant and sold with no forward chain with many items of furniture that could be included in the sale.

- Part- exchange considered
- Horizons is a highly contemporary building in this superb location opposite Poole Park and less than a mile from the town centre
- Immaculate 1 bedroom, 3rd floor apartment with all/some furniture if desired
- Fully fitted kitchen with integrated Neff appliances to include oven, hob, extractor, dishwasher and fridge/freezer
- Generous double bedroom with door 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 fitted wet room
- Large storage cupboard and walk-in wardrobe
- Fitted carpets, wardrobes and curtains/blinds
- 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 Nuair 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 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: £9,370 per annum (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: D EPC RATE: B



Poole Park



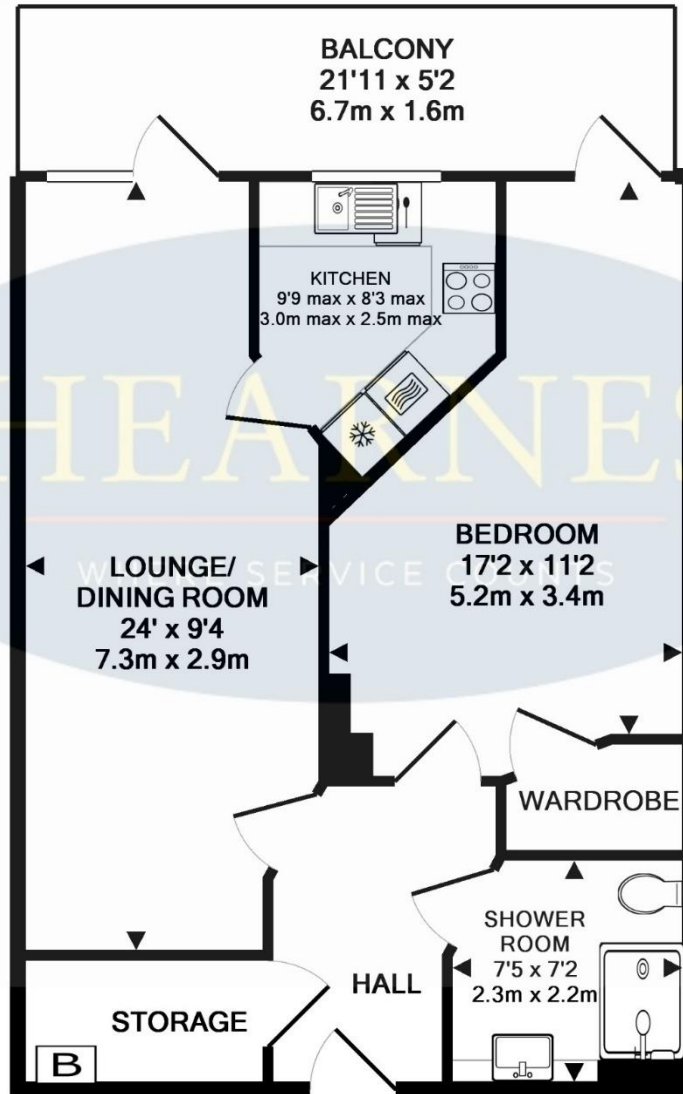
Entrance to Poole Park opposite



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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