Flat 61 Horizons, 87 Churchfield Road, Poole Park, Poole, Dorset BH15 2FR

£650,000 Leasehold

** THE APEX OF RETIREMENT LIVING ** SPECTACULAR FAR REACHING VIEWS OVER POOLE PARK AND POOLE HARBOUR ** This exemplary two double bedroom top floor (7th) retirement apartment is ideally situated adjacent to Poole Park with its bowling green, boating lake and eateries. Poole Town centre and Poole Hospital are also close to hand. This supreme block was built in 2017 by McCarthy & Stone and offers an array of luxurious communal facilities whilst benefiting from independent living. Internal viewing is highly advised to appreciate its stunning location and the 1000 sq ft of accommodation on offer, which comprises: dual aspect 23' lounge/diner, contemporary kitchen with integrated appliances, utility area and two shower rooms. Externally the property boasts a wrap around balcony accessed via lounge and bedroom two and sun terrace accessed via master bedroom. Further features include: walk-in wardrobe, fitted wardrobes to both bedrooms and allocated an parking space. The Superior communal facilities include; two lifts, on-site restaurant, 24 hour site manager, upper floor viewing room, entertainment clubs and much much more. NB: The master bedroom is currently set out as a secondary sun lounge.

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ANTHONY DAVID & CO

7TH FLOOR
1132 sq.ft. (105.2 sq.m.) approx.

TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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Entrance Hall Doors to

Lounge/Diner 23' 10" x 13' 7" (7.26m x 4.14m)

Kitchen 11' 0" x 10' 5" (3.35m x 3.17m)

Utility Area 5' 2" x 4' 2" (1.57m x 1.27m)

Master Bedroom 21' 9" x 14' 2" (6.63m x 4.32m)

En-Suite Shower 10' 7" x 7' 6" (3.23m x 2.29m)

Bedroom Two 13' 5" x 11' 11" (4.09m x 3.63m)

Shower Room 9' 5" x 3' 10" (2.87m x 1.17m)

Balcony Wrap around

Sun Terrace Views

Parking Allocated space

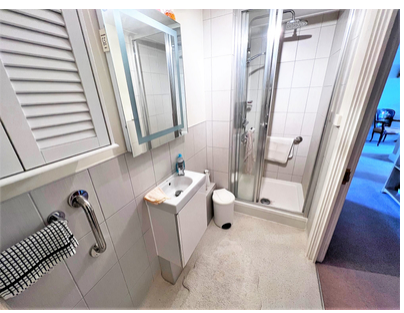
Tenure Leasehold 999 years from 2017

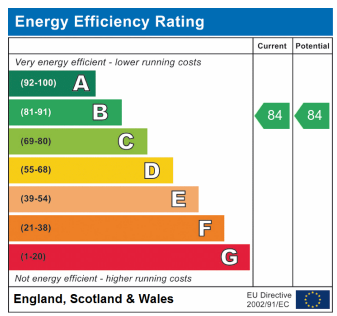
Service Charge £812.00 per month to include heating

Ground Rent £510 per annum

Council Tax Band G

Resturant Meals available for £4.00 dine in or room service available.





Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.