

**Flat 58 Horizons, 87 Churchfield Road
Poole, Dorset, BH15 2FR**



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Flat 58 Horizons, 87 Churchfield Road, Poole, Dorset, BH15 2FR

Leasehold £600,000

A fabulous sixth floor 2 bedroom, 2 shower room apartment, with over 1217sqft of accommodation and breathtaking views out over Poole Park and the harbour beyond from the 41'1" balcony. This apartment really is superb and commands an outstanding position of this simply beautiful, flagship, retirement development which was completed in 2017. 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.

- Over 1200 sq ft, sixth floor apartment with outstanding harbour views
- Fabulous open plan kitchen/dining/living room
- The kitchen benefits from integrated Neff kitchen appliances which include, oven, hob, extractor, dishwasher and frost-free fridge/ freezer
- Separate utility room with wall shelving and fitted with washing machine and tumble dryer
- 2 double bedrooms with the master bedroom having a walk in wardrobe, ensuite wet room and access to the second balcony
- Further shower room
- 2 balconies, one 41' facing over the park and looking onto the harbour and accessed from the lounge and dining room and a second 24' balcony, which looks over Poole Town Centre with access from both bedrooms
- Nuair heat recovery system - designed to provide optimized balance (supply & extract) mechanical ventilation with heat recovery. The property is sold with 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 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.

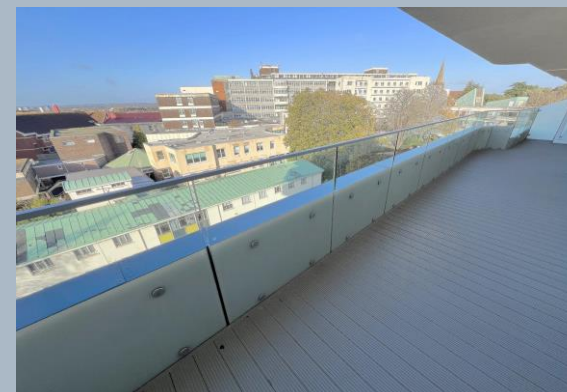
Term of Lease: 999 years from 2016

Ground Rent: £435 per annum

Maintenance Charges: £12,655.22 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 week. Extra care packages available by arrangement (additional charge applies)

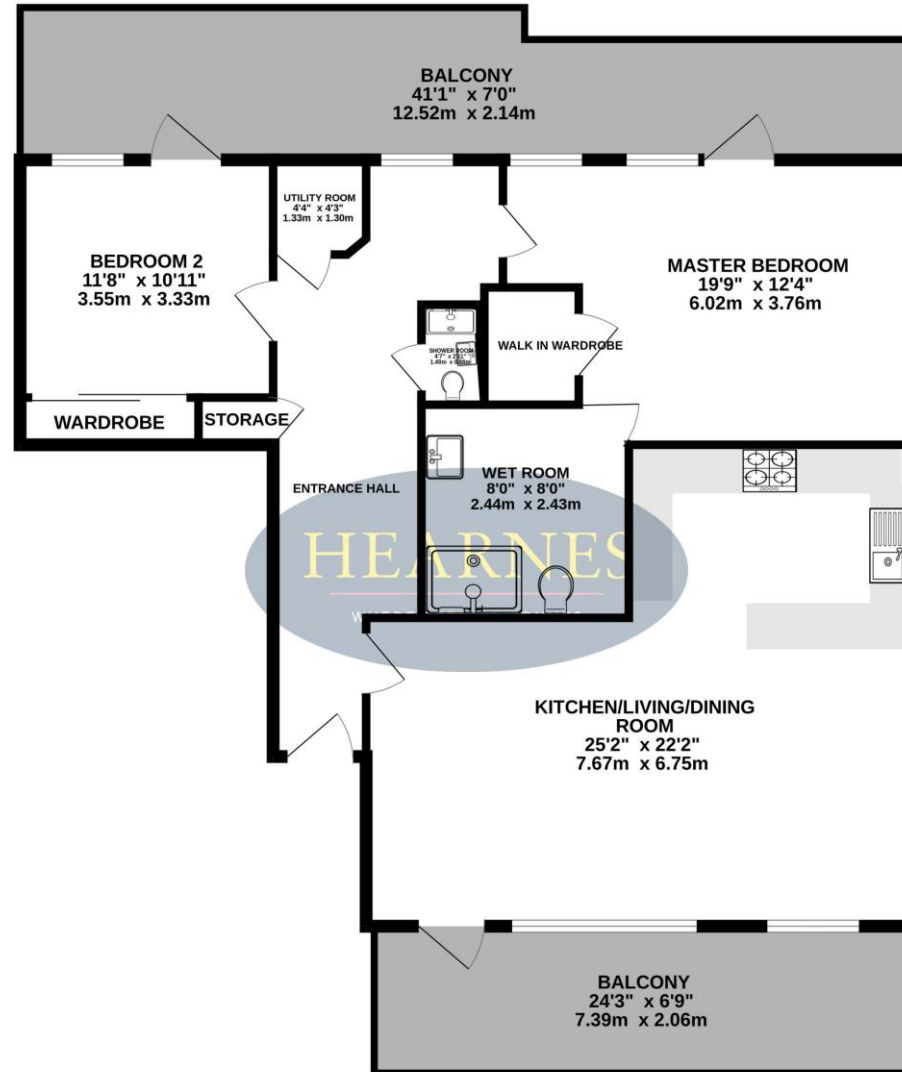
Parking Bay (Z8)

COUNCIL TAX BAND: G EPC RATE: B





1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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Flat





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