

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

HEARNES

WHERE SERVICE COUNTS



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LEASEHOLD Price £500,000

An extremely spacious top (fourth) floor two bedroom apartment in this simply outstanding 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.

Flat 45 has spacious accommodation with a generous entrance hall, open plan kitchen/lounge/dining room, superb southerly balcony, two generous double bedrooms with walk-in wardrobe in the larger of the two, spacious wet room, additional cloakroom, and excellent storage space. Added benefits include its own parking space, 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. The property is sold with no forward chain.

Horizons is a McCarthy and Stone platinum retirement development 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 excellent value at approximately £4.00 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. Most of these rooms, which are dotted around on different floors, have wonderful views over the park and lake with Poole harbour beyond. 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. Each property is also given an hour of help each week. There are various clubs such as bridge, gardening, and Friday night films.

Horizons is a highly contemporary building in this superb location, less than a mile from the Town Centre. There are 8 floors serviced by two passenger lifts, two sets of stairs, security entryphone system with fob openers for the automatic doors.

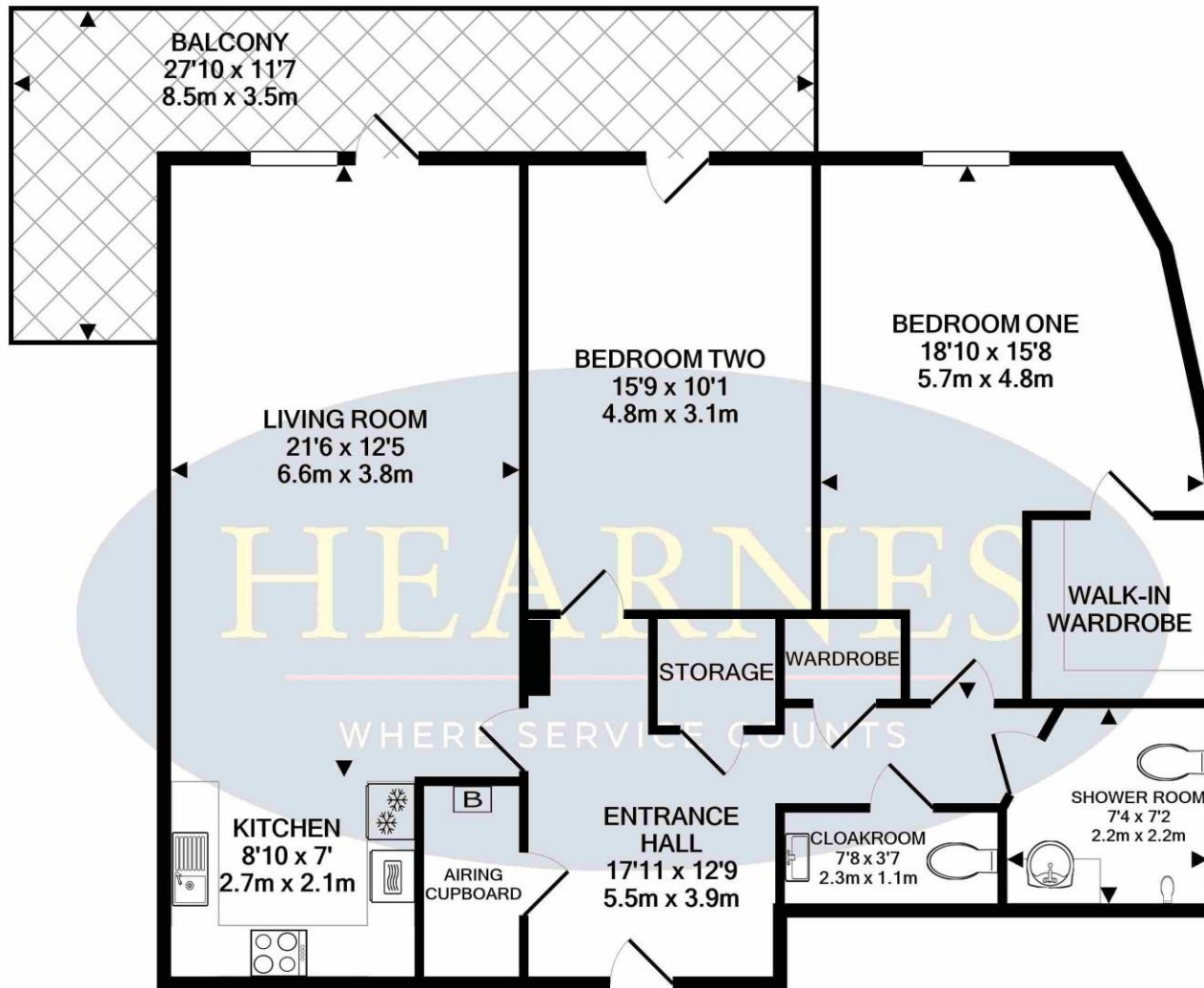
Term of Lease 999 years from 2016
Ground Rent £510 per annum
Maintenance charges £12,655.12 (To include: All communal services, management and maintenance of the building, 24h emergency call, water and sewerage, flexible domestic and personal care (1 hour per week)
Parking Space Yes – J

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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