

# Apartment 44 Horizons

87 Churchfield Road, Poole, Dorset BH15 2FR



**HEARNES**

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# Apartment 44 Horizons, 87 Churchfield Road, Poole, Dorset BH15 2FR

## Leasehold Price £175,000

A luxurious one bedroom fourth floor apartment in this simply outstanding retirement development which was built in 2017 and includes a modern fitted kitchen, plenty of storage, 2 balconies and one with beautiful views looking towards Poole Park. This immaculately presented property is set on the fourth floor and is finished to a high specification with many contemporary fixtures included. Horizons is in a superb location opposite Poole Park and less than a mile from the town centre. 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

- Very well presented one bedroom spacious fourth floor apartment
- 2 balconies and one that wraps around the side with views over Poole Park
- Fully fitted kitchen including Neff appliances
- Generous double bedroom with access to the balcony and a walk-in wardrobe
- Large lounge with space for a dining table and access onto the balcony
- 2 balconies
- Modern neutral wet room
- Two large storage cupboards
- Sold vacant 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 3 course meals are less than £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. 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.

Term of Lease: 999 years from 2016

Ground Rent: £435 per annum

Maintenance Charges: £844.94 per month (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)

Parking space: No

COUNCIL TAX BAND: D      EPC RATE: B

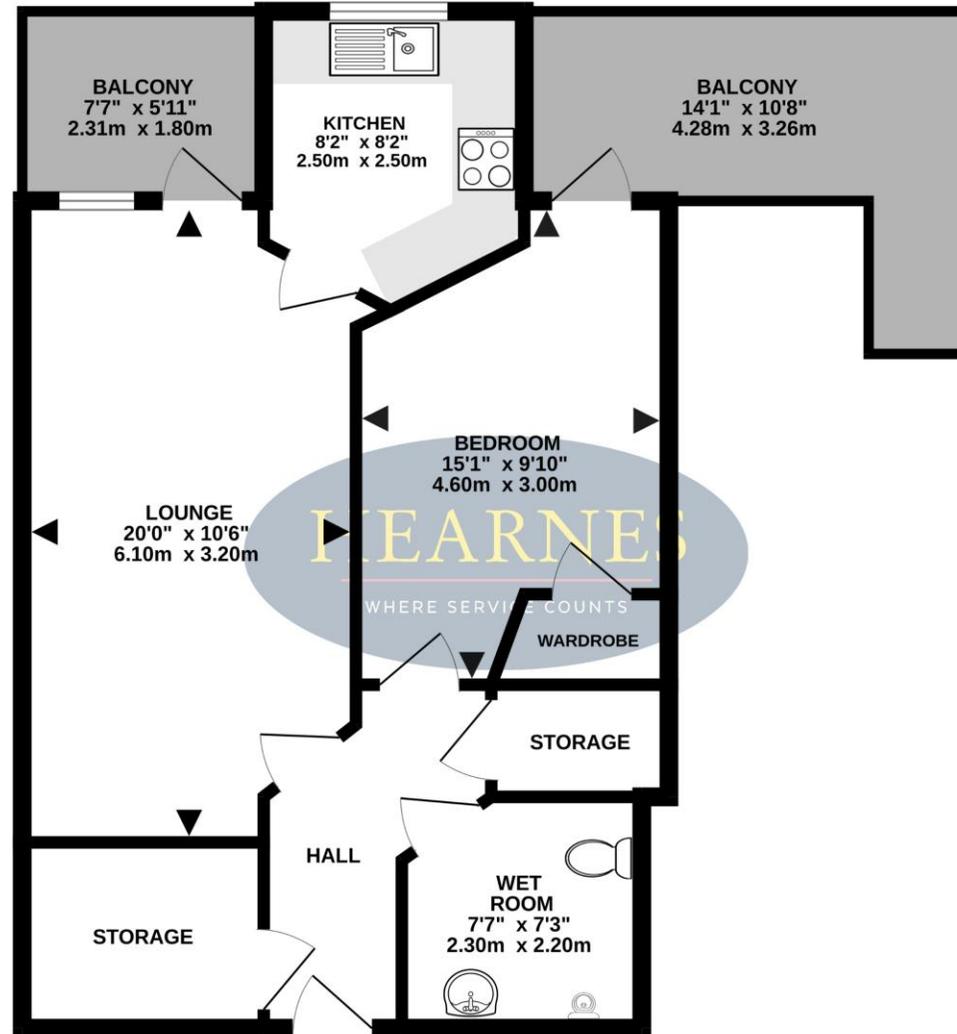




NOT INCLUDING BALCONIES

TOTAL FLOOR AREA : 567 sq.ft. (52.7 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 to Poole Park opposite



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