



McCarthy & Stone  
RESALES



Horizons Churchfield Road, Poole, BH15 2FR  
Asking price £715,000 LEASEHOLD

For further details  
please call 0345 556 4104

# Horizons Churchfield Road, Poole, BH15 2FR

ABSOLUTLEY STUNNING PENTHOUSE WITH THE MOST BREATHTAKING POOLE HARBOUR VIEWS AND MAGNIFICENT BALCONY TO THREE ELEVATIONS. ALSO BEING PRINCIPALLY DETACHED BOTH TO SIDE AND ABOVE FROM ANY OTHER APARTMENT. A UNIQUE HOME.

## INTRODUCTION:

**PENTHOUSE LUXURY.** Being one of only two apartments located on the top (seventh) floor of this stunning landmark development and for all intent and purpose detached both to the side and above from any other apartment. Undoubtedly this is a rather stunning apartment where both the fine accommodation and the breathtaking panoramic views over Poole harbour and beyond to Brownsea Island combine to make this a rather special home. The excellent open-plan sitting room and wall-to-wall glazing opens up the view, there are French doors from all the principal rooms to significant wrap-around balcony from which both the vista and tracking of the sun can be fully enjoyed. Elsewhere the accommodation offers a contemporary styled fitted kitchen with numerous NEFF appliances, a spacious principal bedroom with en-suite facilities, a generously sized second bedroom and a further shower room. The apartment enjoys a shared lift serving all other floors and the rather magnificent communal facilities of Horizons. The apartment has an allocated car space which is included in the asking price. Early viewing is strongly recommended.

Horizons was completed in 2017 and constructed by renowned multi-award winning retirement developers McCarthy and Stone and is a flagship development. Designed for retirement living plus, it has the latest in stylish living for the over 70's and includes a restaurant serving very affordable 3 course lunch time meals daily, Homeowners' lounge, and communal areas (enjoying the wonderful views), landscaped gardens and a guest suite available for visiting family and friends (a modest additional charge applies). For peace of mind the Estate Manager and staff on provide day-to-day support and there is a 24-hour emergency call system for additional reassurance. One hour of domestic care per week is included in the service charge and, if required, there are various flexible domiciliary and care packages available to suit individual needs.

Horizons is a five-star development and Poole is widely considered to be a premier location in which to live. Best known for its natural harbour and exquisite beaches there is also a thriving quayside area with bars and restaurants and shopping is an eclectic mix of well-known High Street names and quality local independent retailers. Conveniently located within 400 metres of Poole High Street, this development is in a prime, central location with Poole Park 'on the doorstep' and local amenities and a reliable bus service within easy reach.

## ENTRANCE HALL

A good sized entrance hall with an 'oak veneered' entrance door having a spy hole. There is ample space for typical hall furniture. With ceiling downlights, camera/intercom system linked to the main development entrance providing both a verbal and visual (via the homeowners TV) to

the entrance. Emergency pull cord, store/airing cupboard with light, shelving, hot water system controls (a development boiler supplies metered hot water to the underfloor heating and domestic facilities) and 'Nuair' ventilation/heat exchange system. Door to the useful utility cupboard with fitted cupboards and both washing machine and tumble dryer. A feature glazed panelled door leads to the sitting room.

## OPEN PLAN LIVING AT ITS BEST

**SITTING ROOM:** A quite magnificent room somewhat dominated by the expansive glazing and most breathtaking panoramic coastal views. Enjoying a south east aspect and looking out across Poole Park and stretching seawards towards Poole Harbour and Brownsea Island beyond. French doors open to both aspects onto the substantial balcony.

**KITCHEN:** With double-glazed electronically operated window. A luxury range of contemporary styled gloss 'soft-white' fronted fitted wall and base units and contrasting work surface with matching upstands and incorporating a composite single drainer sink unit and flexi pull-out tap. Comprehensive range of integrated NEFF appliances comprise; a 4-ringed ceramic hob, waist-level cooker with 'slide and hide' door and matching microwave over, dishwasher, fridge and freezer. Vinyl plank-styled flooring.

## BALCONY

A very significant feature of this amazing home is the balcony which sweeps around the whole apartment, front side and rear providing excellent outdoor space for relaxation and Al-Fresco dining. The views over the coast to Poole Harbour and beyond are quite obviously a stand-out feature. Come take a look to experience them for yourself. There are outside lights for those balmy summer evenings.

## BEDROOM ONE

A very good-size double bedroom with extensive dual aspect double-glazing and French doors opening onto the balcony from side and rear elevations both with elevated views. Ceiling spot light fitting, large walk-in wardrobe with auto light sensor and range of units with hanging rails, shelving and small drawer set.

## EN-SUITE WETROOM

An excellent facility with modern white sanitary ware comprising; 'back-to-the-wall' WC with a hidden cistern, contemporary vanity wash hand basin with cupboard beneath and worktop with heated mirror and integral light over, walk-in shower with both 'raindrop' and traditional shower heads. Extensively tiled walls, heated towel rail, extractor fan, emergency pull cord. Fully tiled walls and wetroom flooring.

## BEDROOM TWO

Of a double size with a double-glazed French door opening onto the balcony and enjoying an elevated outlook, ceiling spot light fitting. Built-in wardrobe with hanging space, shelving and mirror fronted doors.

## SHOWER ROOM

Stylish shower room with the benefit of underfloor heating. Fitted with modern white sanitary ware comprising; shower enclosure, close-coupled WC, wash hand basin and heated towel rail.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Restaurant Staffing
- The service charge includes one hour of domestic assistance per a week. Extra care packages available by arrangement (additional charge applies)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

## GROUND RENT

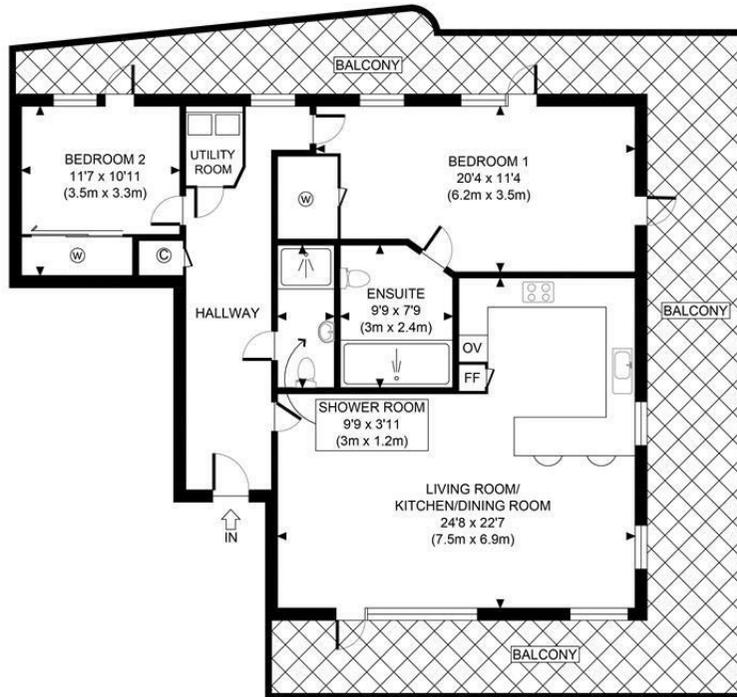
Leasehold 999 Year Lease from 2016. Ground Rent £510 p.a

## CAR PARKING

**PARKING:** The property has the advantage of an owned and allocated parking space.







GROSS INTERNAL FLOOR AREA 1144 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1144 SQ FT / 106 SQM	Churchfield Rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/10/20
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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