



Asking Price £250,000 Leasehold

1 Bedroom, Apartment - Retirement

37, Cooper Lodge Pole Barn Lane, Frinton, Essex, CO13 9NH



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Sales & Lettings
Retirement Property Specialists

Cooper Lodge

Cooper Lodge is a delightful development of 40 one and two bedroom retirement apartments in Frinton-on-Sea.

Getting around Frinton-on-Sea couldn't be easier; a railway connection to the centre of London will take approximately an hour and a half. Local buses run to surrounding towns and villages and travelling in by car from the M11 then the A12 is approximately 55 miles, making Frinton-on-Sea an ideal place to live.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets, TV points and illuminated light switches to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development.

Cooper Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Cooper Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Retirement Living and Stratton & King to maintain the highest standards of maintenance and service for every lodge and owner.

Cooper Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. Conveniently located for the lift, the property offers deceptively spacious accommodation and the carpets have been cleaned throughout.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom second floor retirement apartment
- Good decorative order
- No forward chain
- Convenient for lift
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year ending 31st May 2024):
£4,268.65 per annum.

Ground Rent: £575.00 per annum. To be reviewed
in June 2025

Council Tax: Band B

999 year lease commencing 2018

Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management

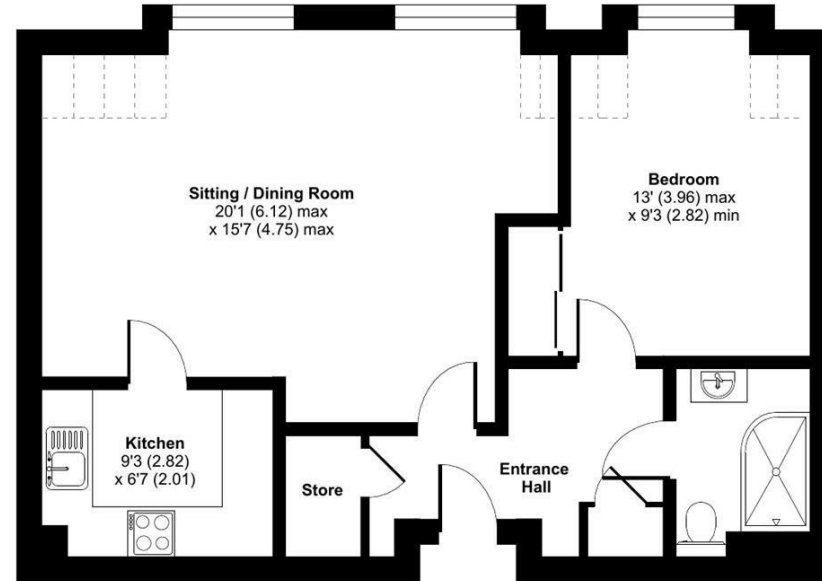
Service charges include: Careline system, buildings
insurance, Ground Source Heating, water and
sewerage rates, communal cleaning, utilities and
maintenance, garden maintenance, lift maintenance,
lodge manager and a contribution to the
contingency fund.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: B

Denotes restricted
head height

Approximate Area = 585 sq ft / X54.3 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Total = 616 sq ft / 57.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Churchill. REF: 1061915

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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