

Flat 30 Cooper Lodge, Pole Barn Lane

Frinton-On-Sea, CO13 9NH

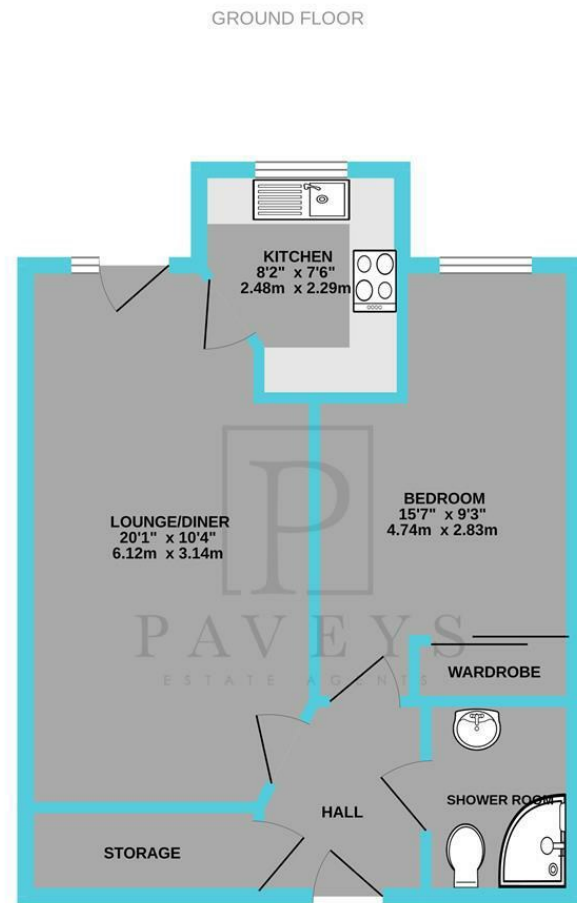
Offers in excess of £230,000 Leasehold



PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN

We have the pleasure in offering for sale this IMMACULATE RETIREMENT APARTMENT with JULIET BALCONY positioned INSIDE THE FRINTON GATES and a short walk from the beautiful beach and greensward. This stylish first floor apartment is in excellent decorative order and offers a lounge/diner with Juliet balcony affording views over the gardens and nearby allotments, modern high gloss kitchen, contemporary shower room and camera entry system. COOPER LODGE is a stylish development of 40 retirement apartments constructed by Churchill Retirement Living and offers an owners lounge, guest suite, landscaped gardens, buggy parking, dedicated lodge manager, camera entry system, 24 hour emergency Careline system and 125 year Lease (from 2018). Frinton-on-Sea is a popular seaside town with transport links to Colchester and London Liverpool Street. The town has a wealth of sporting activities including golf club, tennis club, cricket club and bowls club and a thriving high street with numerous independent shops, cafes and restaurants. An internal viewing is highly recommended. Call Paveys today for more information or to arrange a viewing.



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 is given as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

Private entrance door, fitted carpet, coved ceiling, security camera entry system, door to large storage cupboard, electric storage heater.

WALK IN STORAGE CUPBOARD

Large walk in storage cupboard, fitted carpet, power and light.

LOUNGE DINER 20'1 x 10'1 (6.12m x 3.07m)

Double glazed door and full height panel to Juliet balcony with beautiful views over the Communal Gardens and nearby allotments, glazed door to Kitchen, fitted carpet, smooth and coved ceiling, TV point, warm air radiator.

KITCHEN 8'2 x 7'6 (2.49m x 2.29m)

Modern high gloss over and under counter units, work tops inset sink and drainer with mixer tap, built in Zanussi oven and electric hob with extractor hood over, integrated fridge and freezer. Double glazed window to rear with views over the communal garden, laminate flooring, part tiled walls, spot lights.

DOUBLE BEDROOM 15'7 x 9'3 (4.75m x 2.82m)

Double glazed window to rear with views over the communal garden, fitted carpet, smooth and coved ceiling, built in cupboard with mirror fronted sliding doors, loft hatch, warm air radiator.

SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin with matching wall cabinet and enclosed shower cubicle with mains shower. Tiled floor, fully tiled walls, spot lights, chrome heated towel rail.

COMMUNAL GARDENS & PARKING

Well maintained communal gardens, laid to lawn with well stocked borders and beds, residents parking, visitor parking, buggy store.

THE COOPER LODGE DEVELOPMENT

Development features:

- On Site Lodge Manager
- Owners Lounge & Coffee Bar with communal WI-FI
- Online Shopping Service available through the Lodge Manager
- Refuse Room
- Buggy Store
- Guest Suite With Shower Room for Visitors
- Lift to all floors
- Video Entry System
- Intruder Alarm
- Mains Connected Smoke Detector
- 24 Hour Support System (provided by a digital call system)

LEASE & CHARGES INFORMATION

We are advised by the Vendor that the property has the benefit of a 125 year Lease (from 2018).

The Service Charge (Year ending 31st May 2024): £4,268.65 per annum. 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.
The Ground Rent is £575.00 per annum.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating:
The property is connected to electric, mains water and sewerage.

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.