

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The Action Agents



Cooper Lodge Frinton-On-Sea, CO13 9NH

Being offered with NO ONWARD CHAIN and built in 2018 is this MODERN, ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT located INSIDE THE FRINTON GATES. The apartment is perfectly positioned within a short walk from the BEAUTIFUL BEACH & GREENSWARD. This stylish apartment has a lounge/diner, modern kitchen with integrated appliances, double bedroom, contemporary shower room and patio area. COOPER LODGE is a modern development of 40 retirement apartments constructed 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. An internal viewing is highly recommended.

- 13'1" x 10'1" Double Bedroom
- Cooper Lodge Development
- Immaculately Presented Throughout
- Fully Integrated Kitchen
- Private Outside Patio Area
- Owners Lounge & Guest Suite
- Retirement Apartment With On Site Lodge Manager
- No Onward Chain
- Inside The Gates
- EPC Rating B/ Council Tax Band B



Price £235,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal Entrance Door

Security entry system leading to reception desk and communal lounge/kitchen. Communal hallways leading to:



Hardwood private entrance door leading to:



Hallway

Security camera entry system. Walk in storage cupboard.
Radiator. Doors to:



Bedroom

13'1" x 10'1"

Built in wardrobe with mirrored sliding doors. Radiator. Sealed unit double glazed window to rear.



Shower Room

Modern fitted suite comprising of low level with concealed cistern.
Vanity wash hand basin with storage cupboards under.
Oversized corner shower cubicle with integrated shower. Fully tiled walls. Fitted extractor fan. Heated towel rail.



Lounge/Diner

17'9" x 10'3"

Ornamental feature fireplace with electric fire under. Radiator. Sealed unit double glazed door with full length window leading to rear private patio area. Door to:



Kitchen

7'9" x 7'1"

Modern fitted with a range of matching fronted units. Square edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Built in eye level oven. Further selection of matching units at both eye and floor level. Integrated fridge and freezer. Integrated washing machine and dishwasher. Part tiled walls. Sealed unit double glazed window to rear.



Communal Gardens & Parking

Well maintained communal gardens being mainly laid to lawn with well stocked borders and beds. Residents parking. Visitor parking. Buggy store.



Cooper Lodge Development

- 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)



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 119

Annual ground rent amount (£): £575

Ground rent review period (year/month):

Annual service charge amount (£): £2,386

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

JAF/01.24

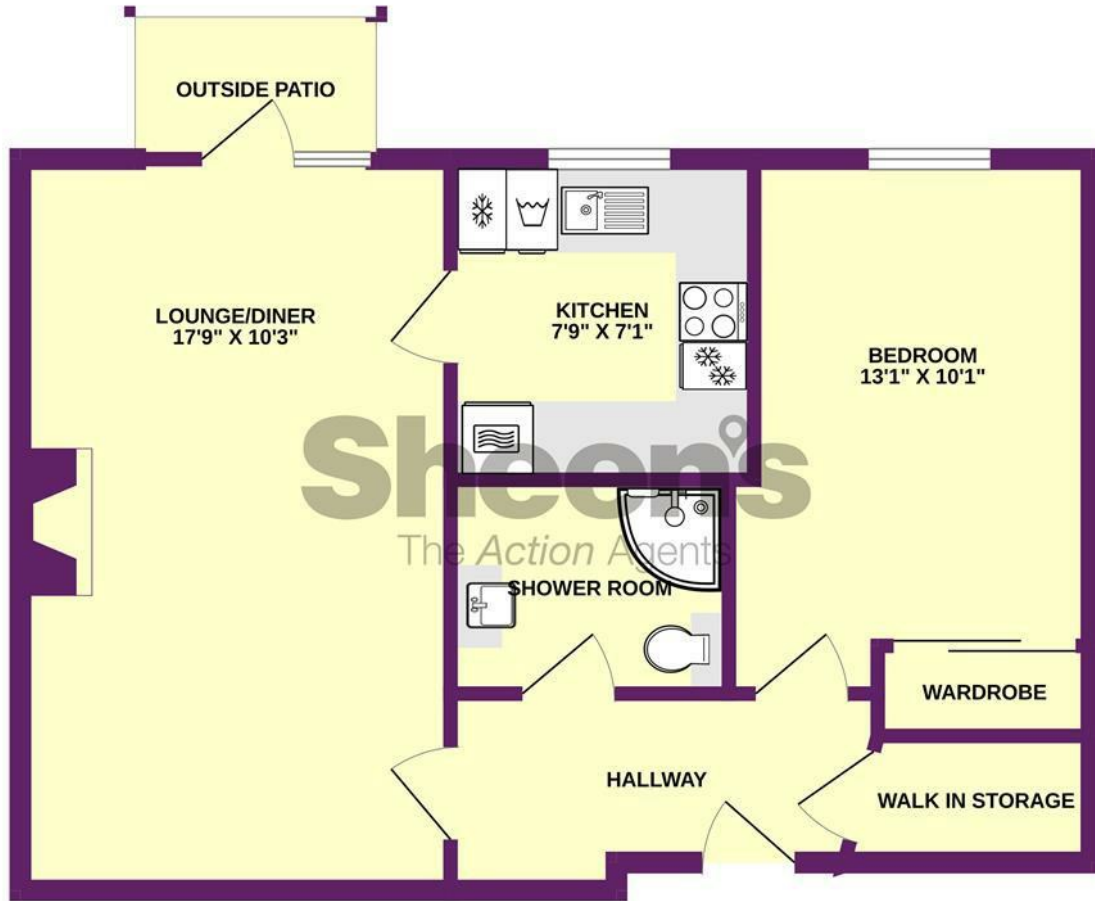
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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