



## Pole Barn Lane Frinton-On-Sea, CO13 9NH

\*\*\* NO ONWARD CHAIN\*\*\* Located INSIDE THE FRINTON GATES and built in 2018, Sheen's Estate Agents are delighted in bringing to market this ONE DOUBLE BEDROOM TOP FLOOR RETIREMENT APARTMENT. 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 and a contemporary shower room. COOPER LODGE is a modern development of 40 retirement apartments 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.

- One Double Bedroom
- Second Floor Apartment
- Communal Gardens & Parking
- Retirement Apartment With On Site Lodge Manager
- Owners Lounge & Guest Suite
- Cooper Lodge Development Inside Frinton Gates
- No Onward Chain
- Council Tax Band - B
- EPC Rating - B



**Price £210,000 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

Built in storage cupboard housing combination boiler providing heating and hot water throughout. Telecom system. Doors to:



### Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and wooden storage cupboard under. Fitted corner shower cubicle with sliding doors and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Fitted mirror cabinet. Wall mounted heated towel rail. Extractor fan.



## Bedroom

17'8" x 12'5"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.



## Lounge/Diner

14'1" x 12'8"

Electric fire in surround. Radiator. Sealed unit double glazed window to front. Door to:



## Kitchen

9'10" x 6'6"

Fitted with a range of matching fronted units. Inset stainless bowl sink and drainer unit with mixer. Inset four ring electric hob with extractor hood above. Further selection of matching units both at eye and floor level. Built in eye level electric oven. Part tiled walls. LVT flooring. Integrated fridge and freezer. Integrated washing machine. Electric heater. Extractor fan. Spotlights. Under cupboard lighting. Sealed unit double glazed window to side.



## 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): 993

Annual ground rent amount (£): £575

Ground rent review period (year/month):

Annual service charge amount (£): £2386

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

## JD/02.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555   ✉ frinton@sheens.co.uk   🌐 sheens.co.uk

**Sheen's**  
The Action Agents