



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

Being offered with NO ONWARD CHAIN and built in 2018 is this MODERN, ONE DOUBLE BEDROOM SECOND 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 and contemporary shower room. 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 993 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.

- Cooper Lodge Development
- No Onward Chain
- 20" x 15'8" Lounge/Diner
- Owners Lounge & Guest Suite
- Immaculately Presented Throughout
- Inside The Gates
- Communal Gardens & Parking
- Second Floor Apartment
- EPC Rating - B
- Council Tax Band - B



Price £199,950 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 entrance door leading to:

Hallway

Security camera entry system. Two storage cupboards. Radiator. Doors to:



Lounge/Diner

20'1" x 15'8"

Radiator. Feature electric fireplace. Two sealed unit double glazed windows to rear aspect. Door to:



Kitchen

9'2" x 6'7"

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. Part tiled walls. Wood effect vinyl flooring.



Bedroom

9'4" x 13'6"

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.



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 (£): £3416.56
Service charge review period (year/month):

Council Tax Band: B
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes

Non-Standard Property Features To Note

DH/05.25

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.

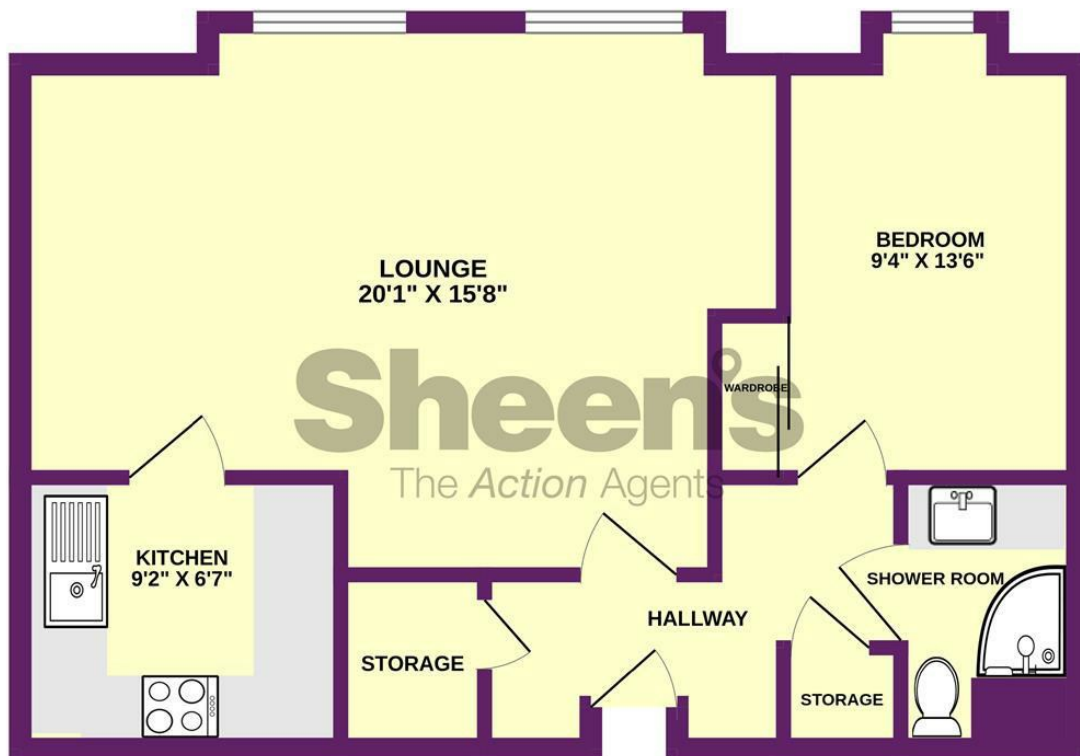
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients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

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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.



SECOND 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

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Sheen's
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