

COOPER LODGE, FRINTON-ON-SEA, ESSEX, CO13 9NH

Price

£215,000

LEASEHOLD

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



FENTONS
ESTATE AGENTS



*** NO ONWARD CHAIN*** Located INSIDE THE FRINTON GATES and built in 2018, Fentons Estate Agents are delighted in bringing to market this ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT with a SOUTH FACING PATIO. 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 991 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.

Accommodation comprises of approximate room sizes

Communal entrance door with security entry system leading to communal hallway. Stair flight and lift to all floors.

Ground Floor

Hardwood entrance door leading to:-

Hallway

Security video entry system control panel. Built in walk in storage cupboard with fitted shelving. Door to:-

Lounge/Diner

20'01" x 10'4"

Wall mounted electric heater. Ornamental fireplace with inset electric fire. Sealed unit double glazed door with full length side panel leading to outside private patio. Door to:-

Kitchen

8' x 7'6"

Fitted with a range of modern matching fronted units. Square edge marble effect worksurfaces. Inset stainless steel bow sink drainer unit with mixer tap. Inset four ring electric hob with extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level oven. Integrated fridge and washing machine. Counter top dishwasher. Part tiled walls. Extractor fan. Wall mounted Dimplex heater. Sealed unit double glazed window to front.

Bedroom

15'9" max x 9'4"

Built in wardrobes with mirrored sliding doors. Wall mounted electric heater. Sealed unit double glazed window to front.

Shower Room

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Fitted corner shower cubicle with wall mounted integrated shower. Fitted storage cabinet with mirrored door and spotlight. Heated towel rail. Fully tiled walls. Fitted extractor fan.

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): 991

Annual ground rent amount (£): 822.98



Ground rent review period (year/month): June 2032
Annual service charge amount (£): 3,515.70 including buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



FENTONS



APARTMENT 3 COOPER LODGE, POLE BARN LANE, FRINTON-ON-SEA, ESSEX, CO13 9NH





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Disclaimer - Wide Angle Lens Etc

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

REFERRAL FEES

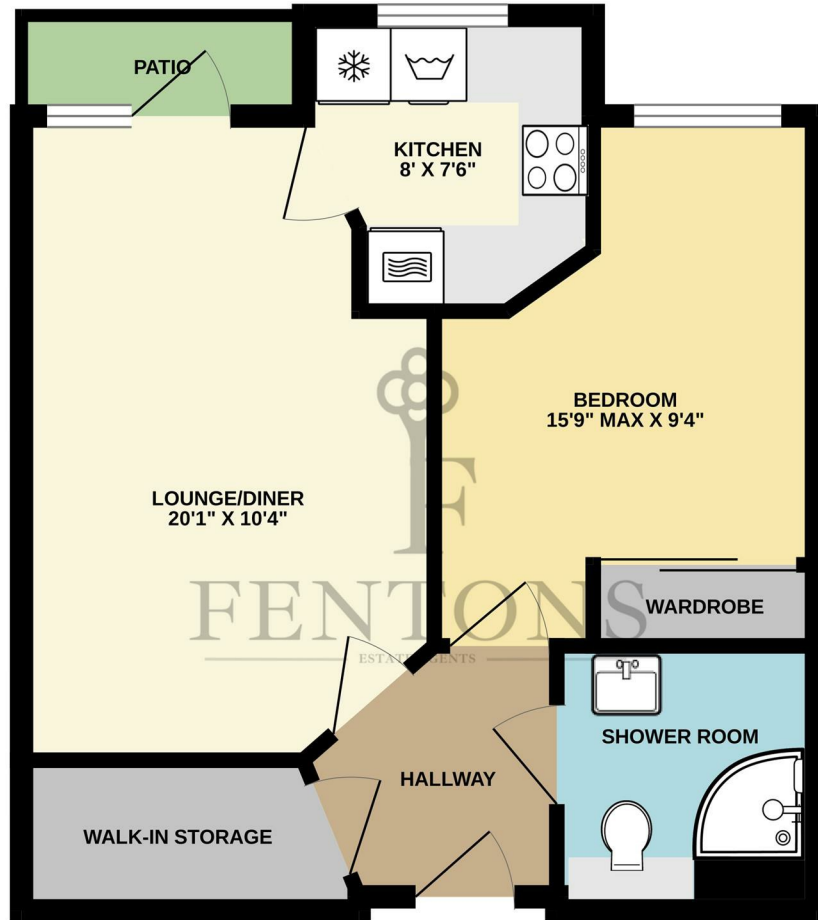
You will find a list of any/all referral fees we may receive on our website



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GROUND FLOOR



Call us on

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www.fentonsstates.co.uk

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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