



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

Being offered with NO ONWARD CHAIN and built in 2018, Sheen's Estate Agents are delighted in bringing to market this MODERN, TWO DOUBLE BEDROOM FIRST FLOOR 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 with a Juliet balcony, modern kitchen with integrated appliances, two double bedrooms, contemporary shower room and a separate cloakroom. 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 and 24 hour emergency Careline system. Frinton-on-Sea is a popular seaside town with transport links to Colchester and London Liverpool Street. An internal viewing is highly recommended.

- Two Double Bedrooms
- Shower Room & Separate WC
- Communal Parking
- Over 60's
- Inside 'Frinton' Gates
- Juliet Balcony
- Modern Kitchen
- No Onward Chain
- Council Tax Band - C
- EPC Rating - B



**Price £249,995 Leasehold**

Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

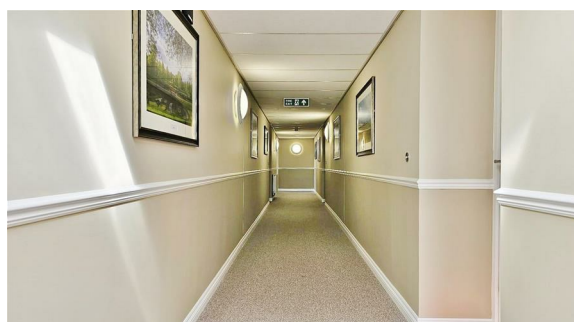
## Communal Hall

Security entry system leading to reception desk and communal lounge/kitchen. Lift and stairs access leading to:



## First Floor

Door to:





## Hallway

Telecom system. Built in storage cupboards. Radiator. Doors to:



## Cloakroom

Low level WC. Wash hand basin with mixer tap. Tiled splashback. Vinyl flooring. Extractor fan. Wall mounted heated towel rail.



## Lounge/Diner

19'1" x 10'6"

Featured surround with inset electric fire. Built in storage area with integral shelving. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed door leading to Juliet balcony. Door to:



## Kitchen

8' x 7'7"

Fitted with a range of matching high gloss fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Integrated fridge and freezer. Integrated washing machine. Part tiled walls. Wooden effect vinyl flooring. Extractor fan. Electric heater. Spotlights. Sealed unit double glazed window to front.



### Shower Room

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



### Bedroom One

16'2" into dr x 9'2"

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



### Bedroom Two

16'3" x 9'3"

Radiator. Sealed unit double glazed window to front.



### 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): 118  
Annual ground rent amount (£): 625  
Ground rent review period (year/month):  
Annual service charge amount (£): 5108 includes water heating  
Service charge review period (year/month):

Council Tax Band: C - £1970.52  
Any Additional Property Charges: None

Services Connected:  
(Gas): No  
(Electricity): Yes  
(Water): Yes  
(Sewerage Type): Mains Drainage  
(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### JD/07.25

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.

### Lease info

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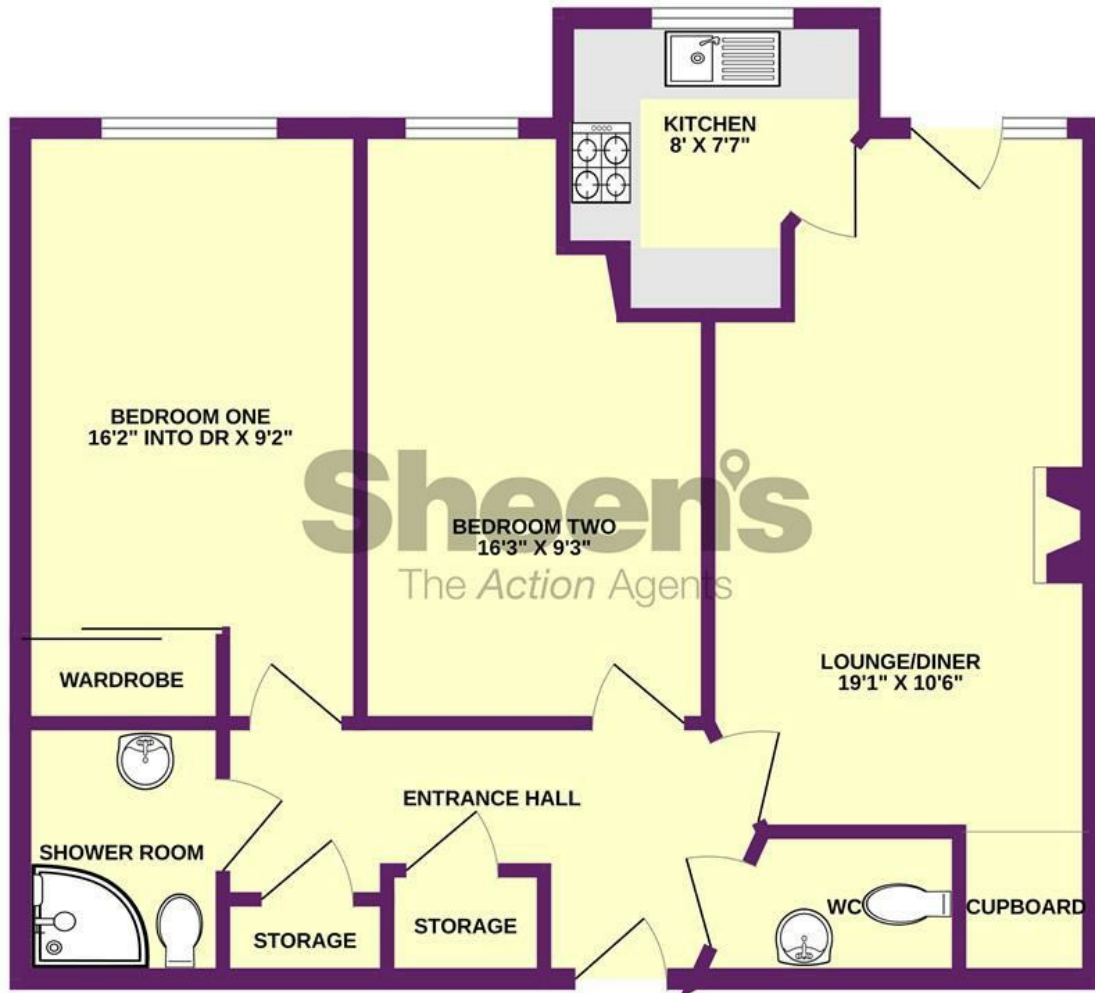
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It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.





## 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

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**Sheen's**  
The Action Agents