



Cooper Lodge, Pole Barn Lane Frinton-on-Sea, CO13 9NH

Being offered with NO ONWARD CHAIN and built in 2018 is this MODERN, ONE DOUBLE BEDROOM FIRST 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 and offers an owners lounge, guest suite, landscaped gardens, buggy parking, dedicated lodge manager, camera entry system, 24 hour emergency Careline system and 999 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 Bedroom First Floor Flat
- No Onward Chain
- Showroom Condition
- Modern Fitted Shower Room
- Communal Parking
- Close to Shops & Amenities
- Inside The Prestigious 'Gates' of Frinton-on-Sea
- Walking Distance to the Beach & Mainline Railway Station
- Over 60's Retirement Flat
- EPC Rating B / Council Tax Band B

Price £190,000 Leasehold



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Accommodation comprises with approximate room sizes:-

Communal Entrance Door



Hardwood private entrance door leading to:

Hallway

Built in storage cupboard. Telecom system. Doors to:

Lounge/Diner

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



Kitchen

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.



Bedroom

Fitted wardrobes with mirror sliding doors. Radiator. 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 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.



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):

Annual ground rent amount (£): £575.00

Ground rent review period (year/month):

Annual service charge amount (£): £3,477.70

Service charge review period (year/month):

Council Tax Band: B - £1724.21

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

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

Non-Standard Property Features To Note: Heating included in the maintenance charge

DH 0725

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

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.

FIRST 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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