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Asking Price £279,995 Leasehold

2 Bedroom, Apartment - Retirement

26, Cooper Lodge Pole Barn Lane, Frinton-On-Sea, Essex, CO13 9NH

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Cooper Lodge

Cooper Lodge is a delightful development of 40 one and two bedroom retirement apartments in Frinton-on-Sea.

Getting around Frinton-on-Sea couldn't be easier; a railway connection to the centre of London will take approximately an hour and a half. Local buses run to surrounding towns and villages and travelling in by car from the M11 then the A12 is approximately 55 miles, making Frinton-on-Sea an ideal place to live.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets, TV points and illuminated light switches to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development.

Cooper Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Cooper Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Cooper Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

**\*\*FULLY FURNISHED EX-SHOW APARTMENT\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment with views of the communal gardens. The property offers spacious living and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and enjoys a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over and a built-in fridge and a freezer. A window allows for light and ventilation.

Bedroom one is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom two is another good-sized room which could be used as a separate dining room, study or hobby room.

The Shower Room offers a good-sized curved shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

A separate WC with hand wash basin is located near the lounge.

Perfectly complimenting this apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Cooper Lodge!



# Features

- Two Bedroom First Floor Ex-Show Apartment
- Fully Furnished
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Lodge manager available 5 days a week
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders for use by residents
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year ending 31st May 2025):  
£5,100.55 per annum.

Ground Rent: £625 per annum. To be reviewed in  
June 2025

Council Tax: Band C

999 year lease commencing 2018

Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management

Service charges include: Careline system, buildings  
insurance, Ground Source Heating, water and  
sewerage rates, communal cleaning, utilities and  
maintenance, garden maintenance, lift maintenance,  
lodge manager and a contribution to the  
contingency fund.

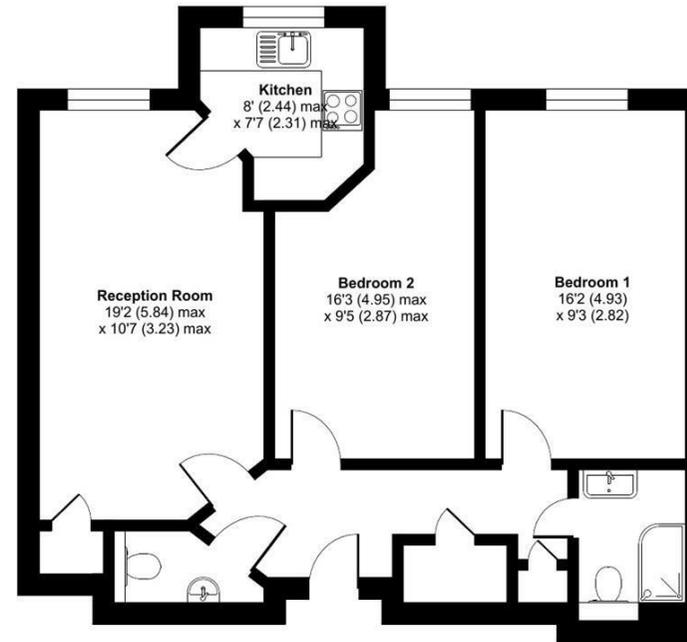
A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1175738

Approximate Area = 710 sq ft / 66 sq m  
For identification only - Not to scale



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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