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**Asking Price £215,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

3, 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.



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# Property Overview

## **\*\*ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Welcome to Cooper Lodge! Churchill Sales and Lettings are delighted to be marketing this Southerly-facing one bedroom ground floor retirement apartment. The property is conveniently located near the Owner Lounge and Guest Suite.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace. A French door opens to the owners patio area.

The Kitchen is accessed via the Living room 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, washer/dryer, fridge and freezer.

The Bedroom is a good-sized double room with built-in mirrored wardrobe. There is plenty of space for additional furniture if required and window keeps this bedroom bright and light.

The Shower room offers a curved shower with handrail, a WC, heated towel rail and wash basin with vanity unit beneath.

Perfectly complementing this apartment is a useful walk-in storage cupboard located off the Hallway.

Call us today to book your viewing at Cooper Lodge!



# Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- 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 the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year ending 31st May 2026): £3,477.70 per annum.

Ground Rent: £575 per annum. To be reviewed in June 2025

Council Tax: Band B


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

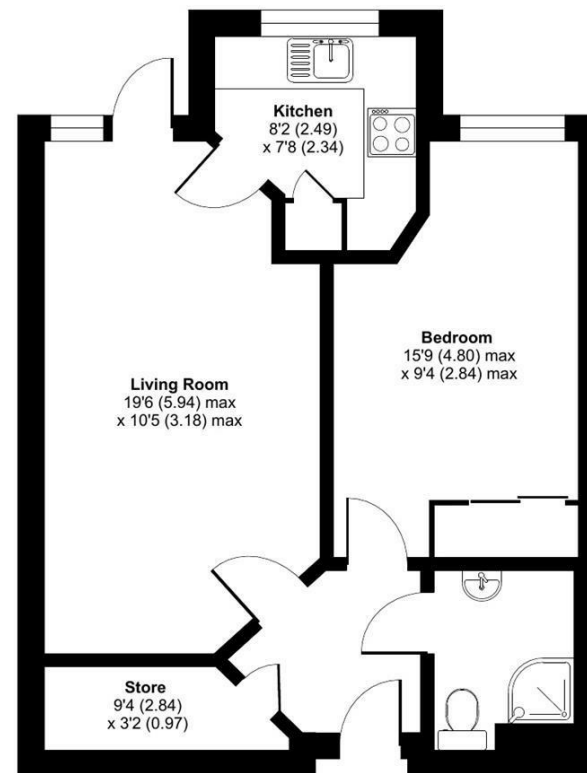
Service charges include: Careline system, buildings insurance, Ground Source Heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1319240

Approximate Area = 495 sq ft / 45.9 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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