

Flick & Son

Coast and Country



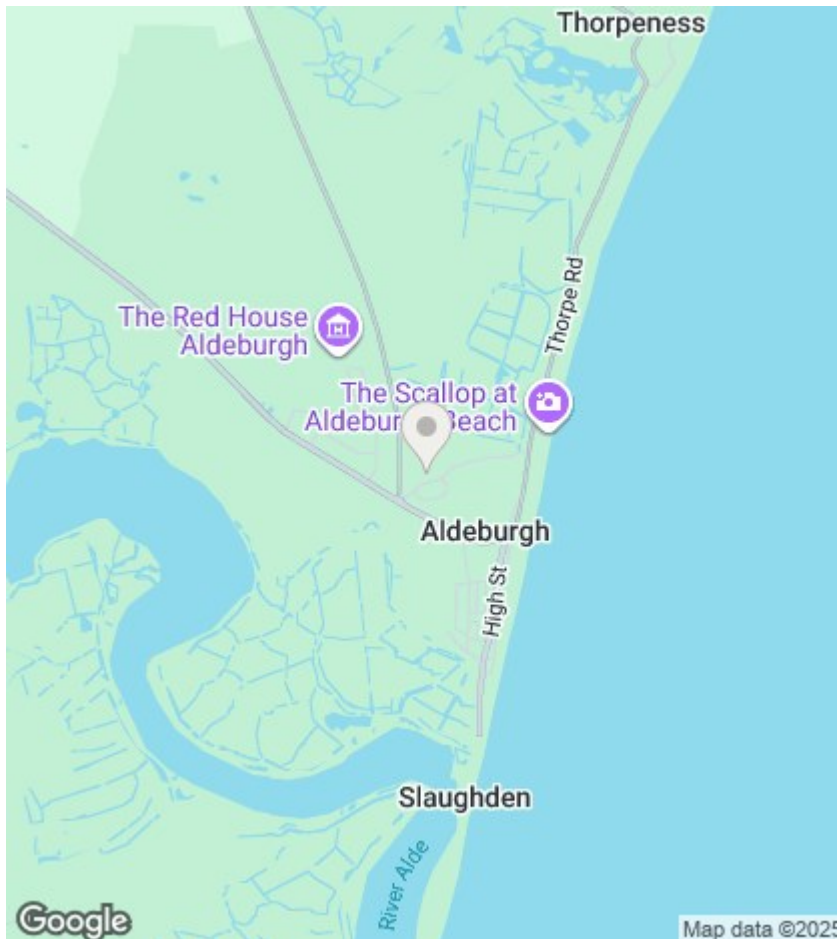
Aldeburgh,

Rent: £750 PCM,

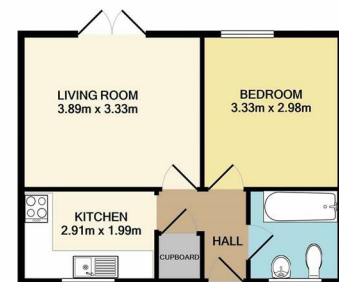
Council Tax: Band A

- Ground floor apartment
- Semi open plan living/kitchen
- Communal garden
- EPC: D
- Sorry no pets or smokers

- Recently renovated
- Generous double bedroom
- Allocated parking
- Holding deposit: £173.07



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 36.6 SQ.M. (394 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DESCRIPTION

Flick & Son are pleased to offer for rent this beautiful recently renovated one bedroom ground floor apartment with communal garden located in the popular coastal town of Aldeburgh.

ACCOMMODATION

The accommodation of this recently renovated apartment comprises an entrance hall leading to a semi open plan living/kitchen area with brand new modern fitted kitchen. The living area benefits from french doors onto the communal gardens to the rear.

Also accessed from the main entrance hall is the generous double bedroom and stunning brand new bathroom with shower over bath.

Outside in addition to a communal garden there is allocated parking for one car.

The property is heated via electric heating. It has an EPC rating D.

LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

AVAILABILITY

The property is available from the 11th August 2025 for an initial twelve month term.

Council Tax; Band A

Deposit required: £865.38

Sorry no pets or smokers.

VIEWINGS
 High Street, Saxmundham, Suffolk, IP17 1AB
 Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
 01728 633773

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