Flick & Son
Coast and Country







Aldeburgh,

£1,000 PCM

- First floor apartment
- Private balcony
- EPC: C
- Fully furnished
- Allocated parking
- Holding deposit: £230.76
- Open plan kitchen/living space
- Moments from the beach
- Sorry no pets or smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk

Reade Court, Aldeburgh

An immaculate one bedroom first floor apartment with allocated parking in the popular coastal town of Aldeburgh just a stones throw from the beach.
GFCH. EPC C.

1 1 1 C

Council Tax Band: B





DESCRIPTION
Flick & Son are pleased to offer for rent this immaculate one bedroom first floor apartment with allocated parking in the popular coastal town of Aldeburgh just a stones throw from the beach.

ACCOMMODATION
The property is accessed via a communal entrance hall and is located on the first floor.

Through the front door of the apartment you are welcomed into an entrance hall leading through to a stunning open plan kitchen/living space with french doors onto the private balcony.

To the other side of the main entrance hall you find the spacious double bedroom and main bathroom with shower over bath.

The property benefits from an allocated parking space within a secure car park underneath the property.

The property is heated via gas fired central heating (underfloor). It has an EPC rating C.

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 4th March 2026 for an initial twelve month term.

Council Tax: Band B
Deposit required: £1,153.84

Sorry, no pets or smokers.

The property is offered fully furnished. Should a tenant not wish to have the white goods included in the tenancy then the monthly rent will be reduced to £950.00pcm (deposit = £1,096.15)

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

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

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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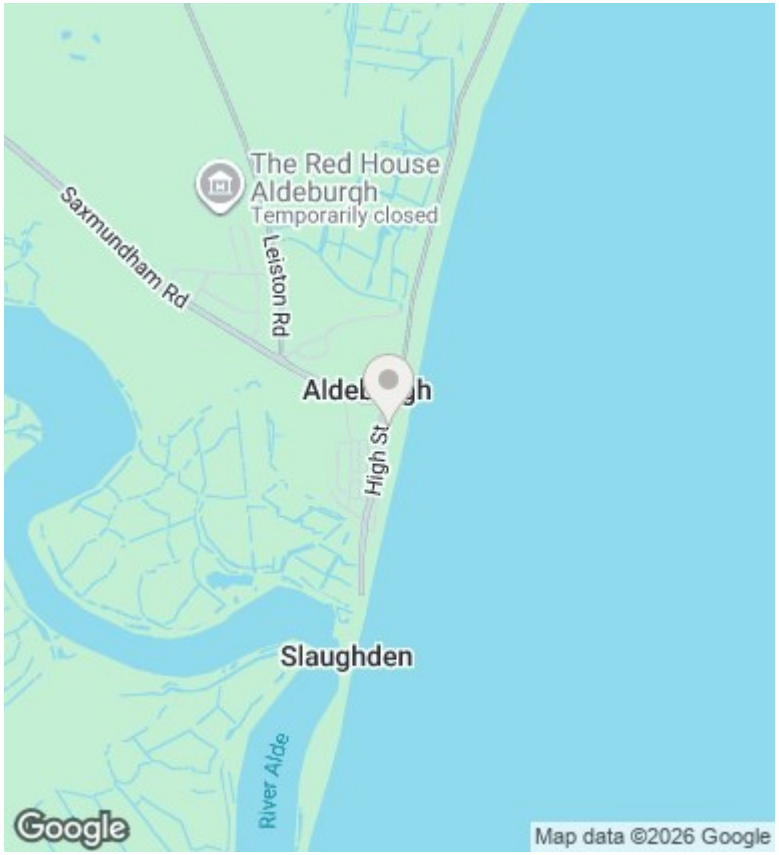
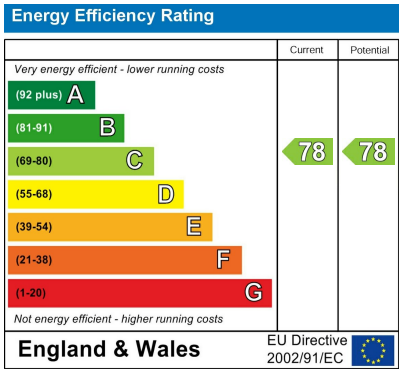


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

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