Flick & Son

Coast and Country







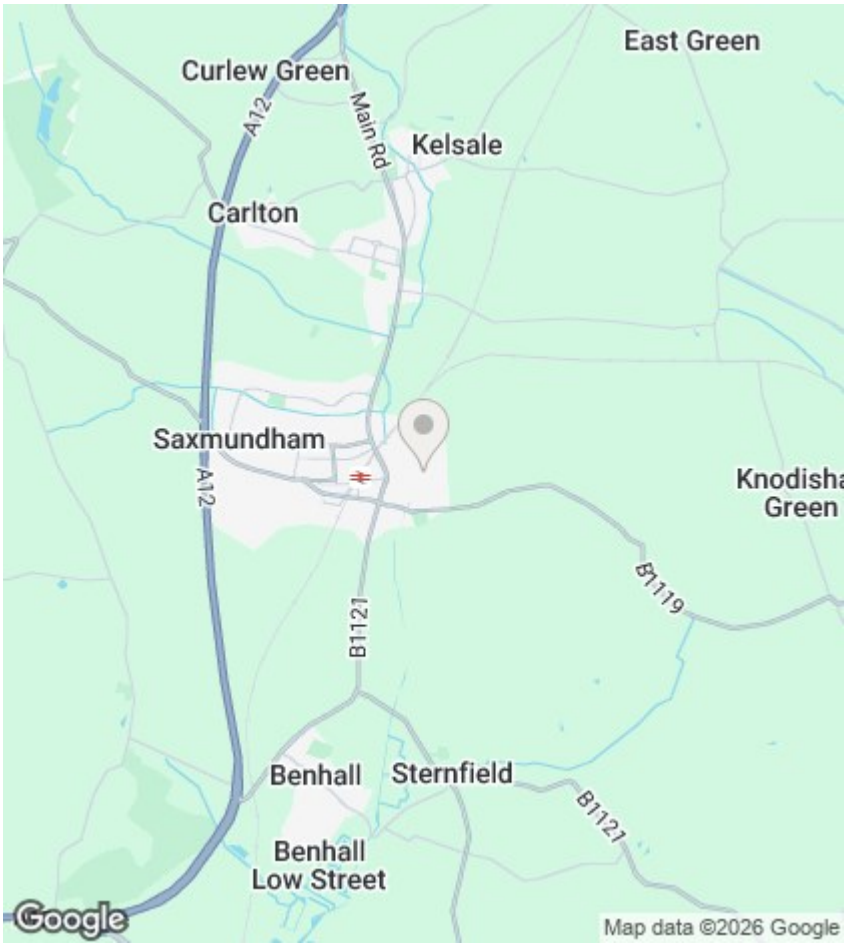


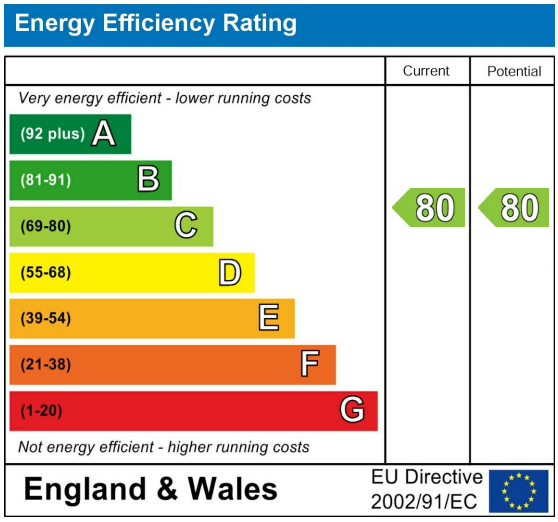
Saxmundham,

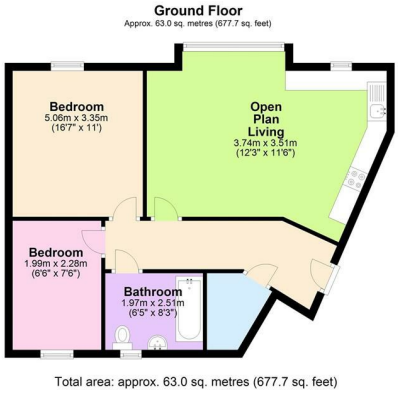
Rent: £1,050 PCM, Council Tax: Band A

- Ground floor apartment
- Two double bedrooms
- Allocated parking
- EPC: C
- Sorry no smokers
- Open plan living/kitchen area
- Modern bathroom
- Close to town centre & train station
- Holding deposit: £242.30

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DESCRIPTION

Modern two bedroom ground floor apartment situated on popular estate with easy access to shops and amenities. Comprising; Communal entrance hall with door entry system. Inner entrance hall, open plan living area with fully fitted kitchen, two double bedrooms and full bathroom suite. GFHC. Communal garden, bike / bin store, allocated parking. Not suitable for pets or young children. No smokers.

ACCOMMODATION

The apartment is accessed via a communal entranceway. Through the front door of the apartment you are greeted into an entrance hall from which you find all rooms.

The open-plan kitchen and living area creates a welcoming central hub filled with natural light and offering plenty of room for both relaxation and dining. The kitchen features a practical range of fitted units, generous worktop space and provision for appliances.

The two bedrooms sit quietly to one side of the apartment along with the bathroom with shower over bath.

Outside the property benefits from allocated parking and a communal garden.

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

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

This property is available from the 8th December 2026.

Council Tax: Band A
Deposit required: £1,211.53

Sorry no smokers

VIEWINGS

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