

Flick & Son

Coast and Country



Leiston,

Rent: £540 PCM,

Council Tax: Band A

- High street position
- Modern kitchen with appliances
- Communal garden
- EPC: C
- Not suitable for children/pets
- Shower room
- Gas fired central heating
- Allocated parking to rear
- Holding deposit: £124.61
- No smokers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

DESCRIPTION

Flick & Son are pleased to offer for rent this lovely one bedroom first floor apartment located in the centre of the popular town of Leiston.

ACCOMMODATION

The property comprises of a communal entrance hallway, which is shared with three other apartments.

The entrance to the apartment is on the first floor, where you enter into the flats private hallway. From the hallway you have access to the double bedroom, lounge, kitchen and shower room.

Outside to the rear of the property you have use of the communal garden,

The property is heated by gas fired central heating and has an EPC rating C.

LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

AVAILABILITY

This property is available from the 11th May 2024 for an initial twelve month term.

Council Tax : Band A

Deposit required: £623.07

Sorry no smokers and not suitable for pets or children.

VIEWINGS

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