

Flick & Son

Coast and Country



Aldeburgh, Suffolk

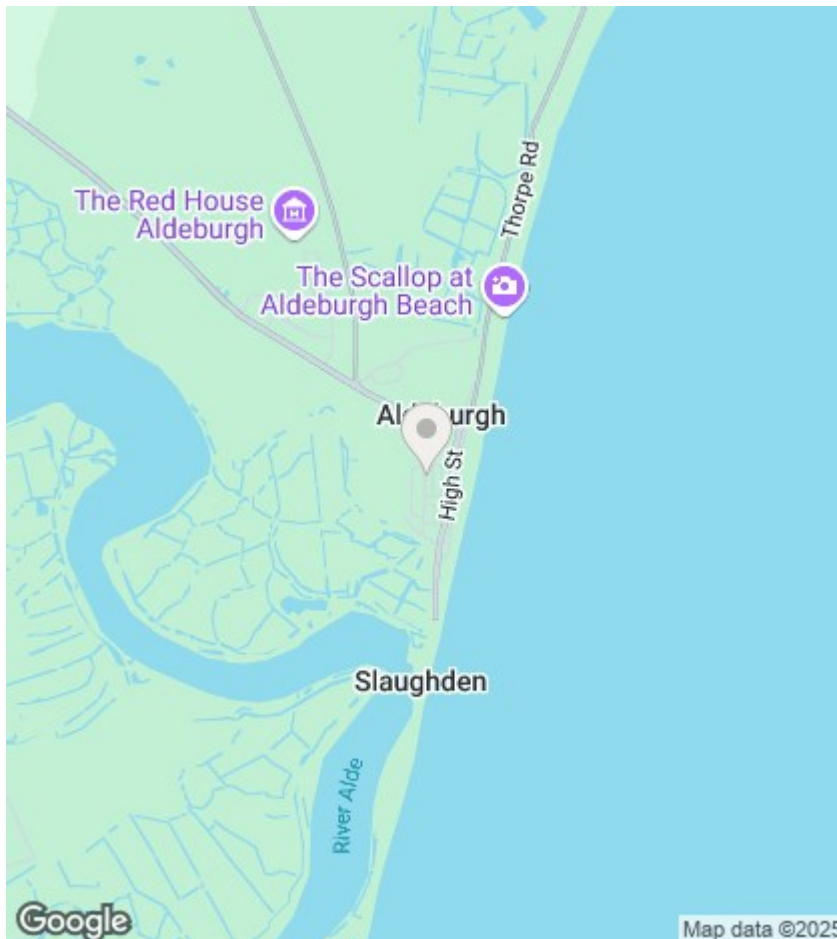
Rent: £1,025 PCM,

Council Tax: Band C

- First floor apartment
- One single bedroom
- On road parking
- EPC: D
- Sorry no pets/smokers
- Two double bedrooms
- Kitchen/diner
- Walking distance to town/beach
- Holding deposit: £236.53

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(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 fabulous, spacious three bedroom first floor apartment located just a short stroll from Aldeburgh High Street and the beach.

ACCOMMODATION

The property downstairs comprises entrance hallway to the first floor hallway which leads to the lounge situated at the front of the property, third bedroom/study and master bedroom also situated at the front of the property. To the back of the property you have the second bedroom, family bathroom and kitchen/diner with a door to the rear access.

Parking is available on the road outside.

The property is heated by gas fired central heating and benefits from double glazing throughout. 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

This property is available from the 13th May 2025 for a minimum term of twelve months.

Council Tax: Band C

Deposit required: £1,182.69

Sorry no pets and no smokers,

VIEWINGS

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