

# Flick & Son

Coast and Country

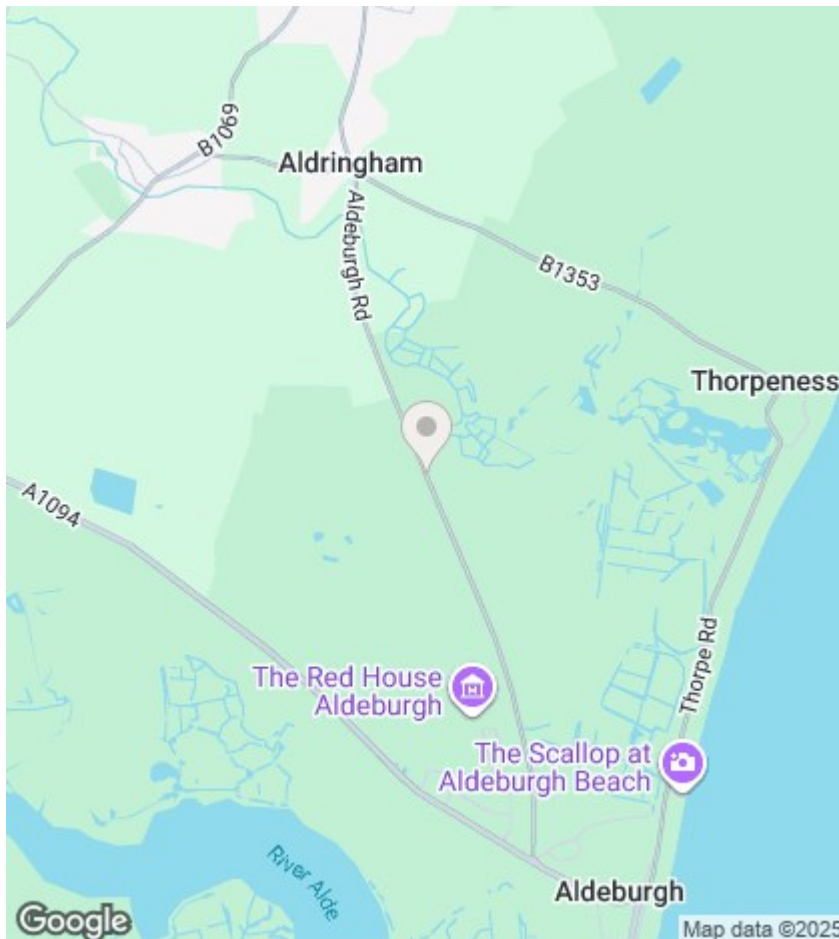


## Aldringham, Leiston

Rent: £795 PCM,

Council Tax: Band A

- Modern maisonette
- Downstairs shower room
- Large bedroom area
- EPC E
- Sorry no pets, children or smokers
- Open plan living space
- Amazing rural views
- Shared gardens & parking area
- Holding deposit: £183.46



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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 this brand new one bedroom maisonette, part of modern complex, situation just outside Aldeburgh with amazing rural views. It benefits from a shared garden area and ample parking.

#### ACCOMODATION

This unique property has its own private entrance, separate to the main entrance to the complex. Inside you have an entrance hallway which leads to the modern designed open plan kitchen and living space, and the shower room. The stairs from the hallway lead you to the spacious bedroom with amazing views of the rural surroundings.

Outside there is a shared garden area and ample parking. The tenant(s) would also have use of the shared laundry room.

The property is heated by electric heaters and benefits from double glazing throughout. It has an EPC rating E.

NB: water rates are included in the rental price.

#### LOCATION

The property is a short drive from both the tourist village of Thorpeness and the seaside town of Aldeburgh. The nearby market town of Saxmundham not only contains a Waitrose and Tesco's, but also a branch rail station which with a change at Ipswich onto the Inter-City line, leads to London Liverpool Street.

#### AVAILABILITY

This property is available from 19th October 2024 for a minimum term of twelve months.

Council Tax: Band A

Deposit required: £917.30

Sorry no children, no pets and no smokers

#### VIEWINGS

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