

# Flick & Son

Coast and Country

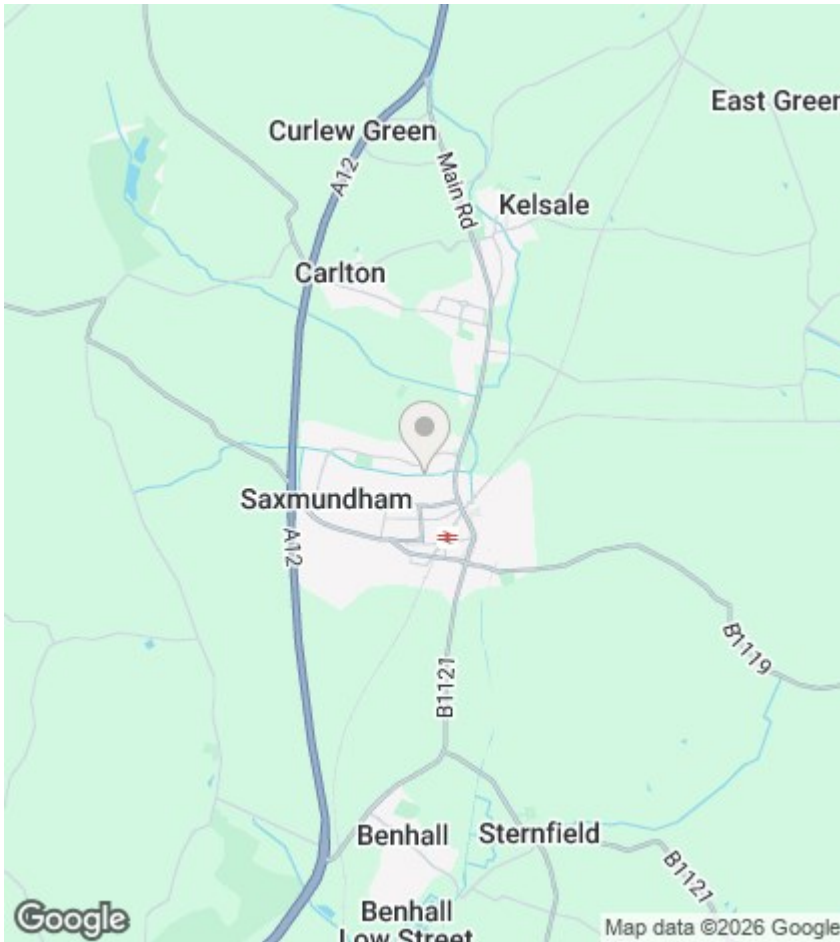


## Saxmundham, Suffolk

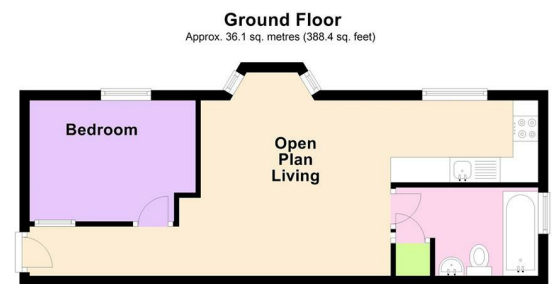
Rent: £750 PCM,

Council Tax: Band A

- Ground floor apartment
- Open plan living area
- Allocated parking
- Holding deposit: £173.07
- Close to town centre
- Modern kitchen & bathroom
- EPC: D
- Sorry no pets or smokers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Total area: approx. 36.1 sq. metres (388.4 sq. feet)

**DESCRIPTION**

Flick & Son are pleased to offer for rent this beautifully presented one bedroom ground floor apartment with parking just a short distance from Saxmundham town centre & train station.

**ACCOMMODATION**

This fantastic ground floor apartment is accessed via a communal entrance hall.

Through the apartment's front door, a hallway leads to the bedroom, open plan living/dining area, modern kitchen and bathroom with shower over bath.

The property is heated via electric heating. It has an EPC rating D.

**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**

The property is available from 13th July 2026

Council Tax: Band A

Deposit required: £865.38

Sorry no pets or smokers.

**VIEWINGS**  
High Street, Saxmundham, Suffolk, IP17 1AB  
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
01728 633773

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