

# Flick & Son

Coast and Country



Aldeburgh,

Rent: £875 PCM,

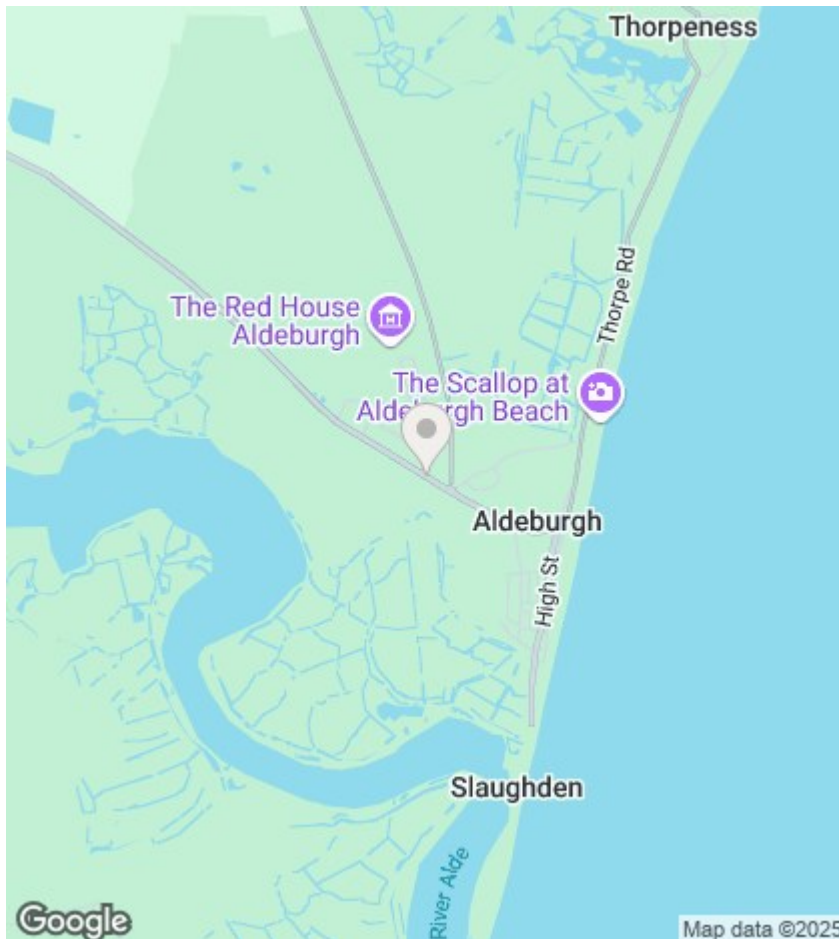
Council Tax: Band A

- First floor flat
- Full bathroom suite
- Private garden with shed
- EPC D
- No pets / smokers

- Two bedroom
- Off road parking
- Gas fired central heating
- Holding deposit: £201.92

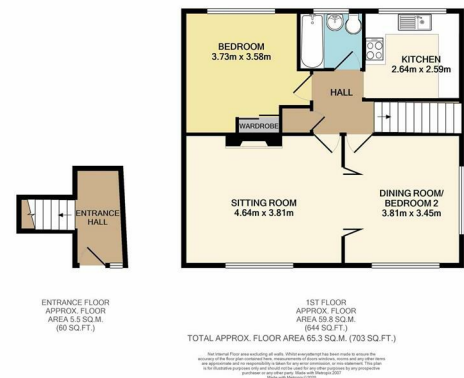
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	



## DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic two bedroom first floor apartment located in the ever popular town of Aldeburgh, just a short distance from the High Street and the beach.

## ACCOMMODATION

The property downstairs comprises entrance hallway to the first floor hallway which leads to the lounge and second bedroom both situated at the front of the property. To the rear of the property is the master bedroom, family bathroom and kitchen.

Outside there is a private garden area with a large shed. Off road parking for one car is also available.

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 5th July 2025 for a minimum term of twelve months.

Council Tax: Band A

Deposit required: £1,009.61

Pet considered. Sorry, no smokers.

## VIEWINGS

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

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