

# Flick & Son

Coast and Country



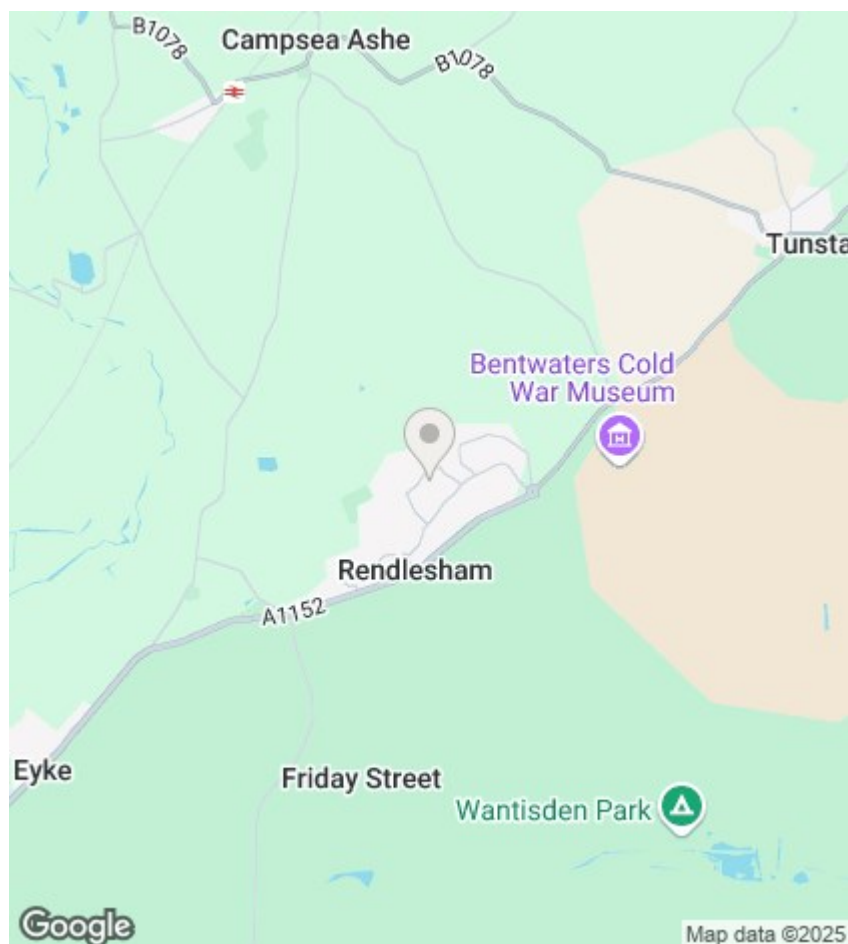
Rendlesham,

Rent: £825 PCM,


Council Tax: Band A

- Modern apartment
- Two bedrooms
- Open plan kitchen/living space
- EPC: C
- Sorry no pets or smokers

- Ground floor
- Ensuite to master
- Allocated parking space
- Holding deposit: £190.38



#### 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>	71	79
(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 well presented modern two bedroom ground floor apartment located in the popular village of Rendlesham.

#### ACCOMMODATION

The property is accessed via a secure communal hallway with intercom system.

As you enter the front door of the apartment you are welcomed into the entrance hall leading to the master bedroom with ensuite shower room, second bedroom and main bathroom. At the end of the hall you find the spacious open plan kitchen/living space.

Outside there is an allocated parking space for one car.

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

#### LOCATION

Rendlesham is a modern village situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, a hairdressers, vets, NHS Dental Practice, doctors surgery, primary school and a regular bus service into Woodbridge and onto Ipswich. Nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks and the National Trust Sutton Hoo site is within a short travelling distance. Rendlesham is in close proximity to the popular Suffolk Coastal villages of Aldeburgh, Thorpeness and Orford.

#### AVAILABILITY

The property is available from the 29th March 2025 for an initial twelve month term.

Council Tax: Band A

Deposit required: £951.92

Sorry no pets or smokers.

#### VIEWINGS

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

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

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