



## Aldeburgh,

Guide Price £310,000

- No Onward Chain
- Designated Parking Space
- Double Glazing
- Balcony with Far Reaching Sea Views
- Walking Distance to Beach
- Gas Central Heating
- Two Bedrooms
- Fitted Kitchen
- EPC - C

# St. Peters Road, Aldeburgh

Offered for sale with no onward chain, is this well presented two bedroom apartment with wonderful sea views. 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 an eclectic 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.



Council Tax Band: D



## DESCRIPTION

A well-proportioned two bedroom first floor apartment with private access and balcony with panoramic sea view. Situated a few paces from the beach and a few minutes walk to the High Street this well presented apartment with double glazing and gas central heating features; private entrance, lobby with storage cupboard and separate W.C. Hallway leading to two double bedrooms, re fitted bathroom, well proportioned living room with balcony both enjoying far reaching sea views. The re fitted kitchen includes a full range of appliances.

## COMMUNAL ENTRANCE

Entrance flats 1 – 6. Staircase to first floor, communal lobby for flats 3 – 4.

## ENTRANCE HALL

Cloaks Storage cupboard. Cupboard housing electric central heating boiler.

## BEDROOM

Window to rear.

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Window to rear.

## BATHROOM

White suite comprising bath with electric shower over, hand basin and W.C unit with storage. Wall tiling.

## LIVING ROOM

Window with sea view. Casement doors open to a covered BALCONY with sea view.

## KITCHEN

Range of fitted base and wall cupboards. Worksurfaces with sink unit and mixer tap. Tiled surrounds. Plumbing for washing machine. Electric cooker point. Window overlooking the balcony and sea view.

## OUTSIDE

Designated Parking space.

## TENURE

Leasehold.

TBC 999-year the 1st of January 1980.

Maintenance charge of £TBC per annum.

Insurance approximately £TBC per annum.

Ground rent TBC £25 per annum.

Water charge of £TBC per annum.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

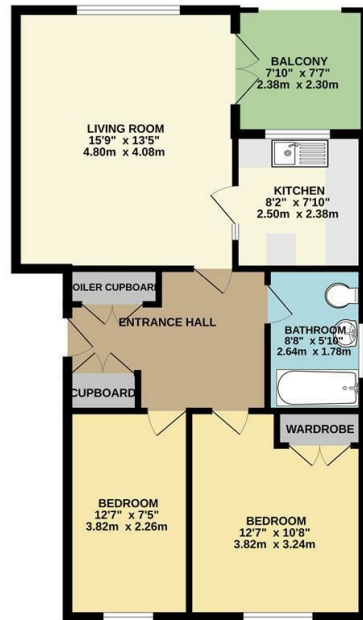
Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20938/RDB.

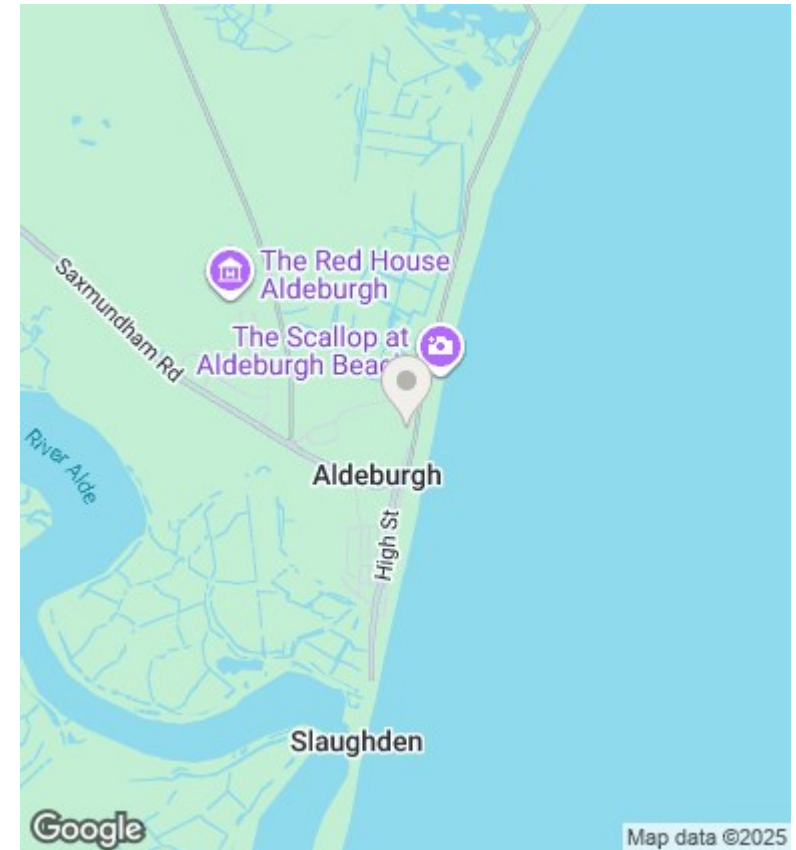
## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Fixtures & Fittings

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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	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.