Flick & Son
Coast and Country







Aldeburgh, Suffolk

Guide Price £240,000

- No Onward Chain
- Panoramic Seaviews
- Landscaped Communal Gardens
- Garage and Visitors Parking
- Walking Distance to Beach & High Street
- EPC - C
- Two Bedrooms
- Gas Central Heating

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St Peters Road, Aldeburgh

Aldeburgh Lodge is a conventionally built low rise development of flats which was built in the late 1970's in an excellent location on the northern fringe of Aldeburgh commanding panoramic views out over the Thorpeness road to the beach and sea beyond.
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.

2 1 1 C

Council Tax Band: D





Overview
Aldeburgh Lodge is a conventionally built low rise development of flats which was built in the late 1970's in an excellent location on the northern fringe of Aldeburgh commanding panoramic views out over the Thorpeness road to the beach and sea beyond.

This Flat is on the southeast corner of the building on the 2nd floor. It enjoys sea views from its living room and kitchen windows. It consists of two double bedrooms, a bathroom & kitchen with living room. It then has a garage with further parking available in the communal visitors spots.

Entrance Hall
A large entrance hall with an entry phone system. A double, partly shelved storage cupboard. Radiator.

Living Room
"L" shaped - measured to extremes 21' 7" x 15' 11" (6.58m x 4.86m) Lit by a pair of south facing picture windows with opening casements and sea views. Panel radiators. Open arch to kitchen.

Kitchen
8' 3" x 7' 11" (2.52m x 2.42m) East facing window with panoramic sea views. Fitted with a range of matching wall and base cabinets providing a good range of drawer and cupboard space. Worktops integrating a single drainer stainless steel sink unit with recess plumbed for automatic washing machine and plumbed in water softener.

Bedroom One
12' 6" x 10' 2" max (3.82m x 3.09m) A range of fitted cupboard/drawer bedroom furniture. Panel radiator. Window looking over communal gardens

Bedroom Two
12' 6" x 7' 2" (3.81m x 2.17m) Fitted bedroom furniture. Panel radiator.

Bathroom
A suite of panelled bath with mixer tap and shower fitting, shower rail and curtain, pedestal washbasin and low suite W.C. Panel radiator. Shavers light. Worcester 24i gas fired combination boiler in cupboard.

Store Cupboard
There is a large store cupboard on the communal landing immediately to the side of the front door into the flat.

Garage
A single garage located to the front of the Aldeburgh Lodge building on a level with the coast road and with a large gravelled forecourt. Up-and-over door. Electric power points. Electric light.

SERVICES
Mains Gas, Water, Electricity & Sewage

Tenure
Leasehold for the remainder of a 999 year lease which commenced in 1980 (or thereabouts) subject to an annual ground rent & service charge

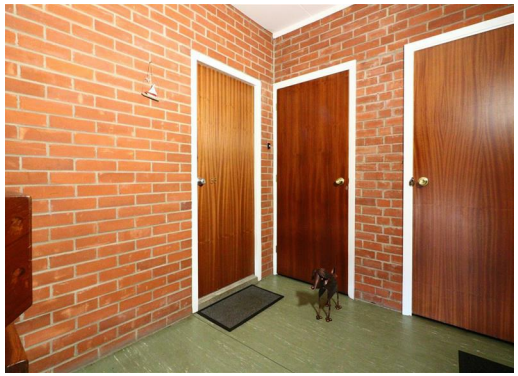
ANTI-MONEY LAUNDERING (AML) AND ID CHECKS
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant











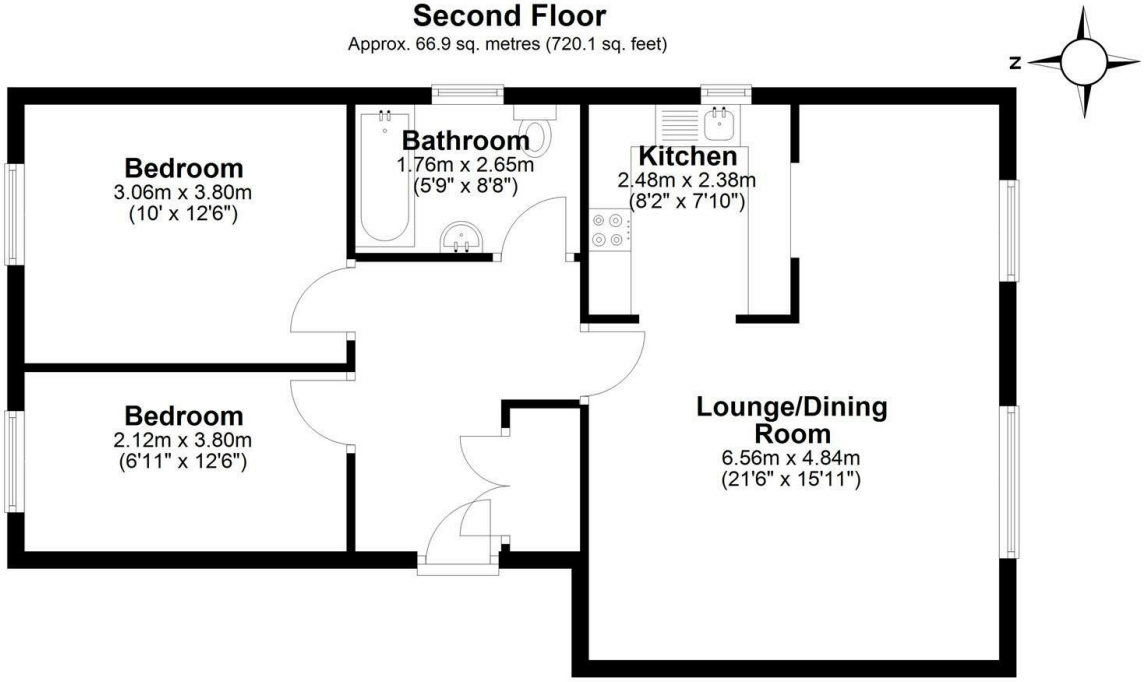






Second Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 sq. feet)

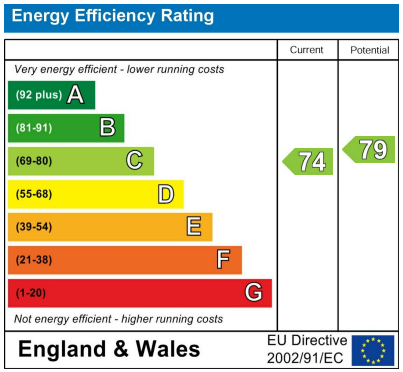


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

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.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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