Flick & Son
Coast and Country







Aldeburgh,

Guide Price £250,000

- No Onward Chain
- Designated Parking Space
- Double Glazing
- Close to Beach and High Street
- Re-Fitted Shower Room
- EPC - C
- Two Bedrooms
- Gas Central Heating

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

High Street, Aldeburgh

Situated at the southern end of Aldeburgh High Street, just a few paces from the sea front and shingle beach of this 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: B





DESCRIPTION
A well presented two bedroom ground floor apartment set in an attractive mews development. Comprising 12 exclusive private apartments, the property benefits from a secluded courtyard parking area with a gated entrance at the southern end of the High Street, a few paces from the sea front. Within the mews, the property has a designated parking space directly opposite the apartment and is approached via a covered veranda with a small shingle garden area. The internal accommodation with gas central heating and double glazing comprises; sitting/dining room, fitted kitchen with integrated appliances well proportioned bedrooms, both with fitted wardrobes. A stylish shower room completes the accommodation.

ACCOMMODATION
Covered veranda with entrance door to:

SITTING/DINING ROOM
Window to front elevation.

KITCHEN
Range of fitted base and wall cupboards, work surfaces, single diner sink unit with mixer tap and tiled surrounds. Fitted electric oven and ceramic hob with cooker hood over. Plumbing for washing machine and space for under counter fridge. Gas fired central heating boiler.

BEDROOM
Window to front elevation. Built in wardrobe.

BEDROOM
Opaque window to rear. Built in wardrobe.

SHOWER ROOM
White suite comprising shower, hand basin and W.C. Opaque window to rear.

TENURE
Leasehold.
Annual Service Charge currently £1,228.50
Ground Rent £25.00 per annum.
Share of Freehold via Coastguard Court Management Ltd.

OUTGOINGS
Council Tax Band currently B.

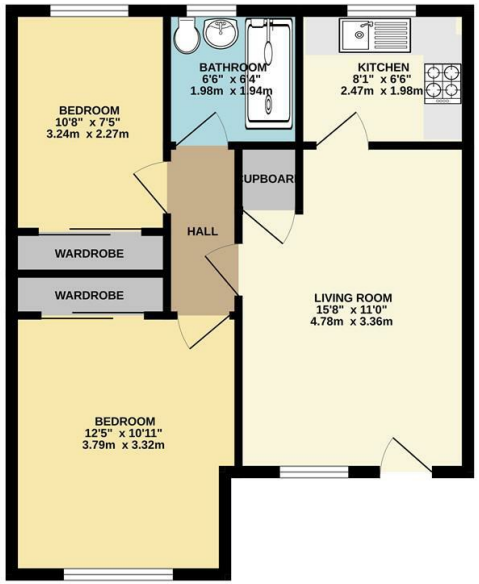
SERVICES
Mains gas, electricity, water and drainage.

VIEWING ARRANGMENTS
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.
Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20969/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.

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

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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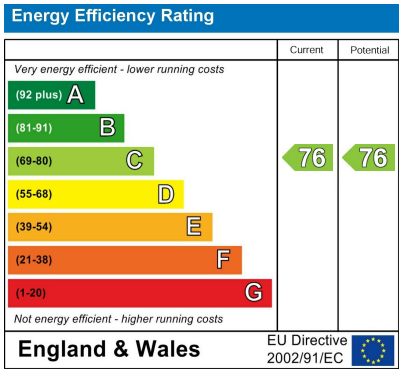


Conveyancing, Surveys & Financial Services

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

Fixtures & Fittings

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Energy Efficiency Rating

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

Floorplans

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Viewings

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