



## Aldeburgh,

Guide Price £315,000

- No Onward Chain
- Far Reaching Coastline Views
- Designated Parking
- Generously Proportioned Double Bedroom
- Store Room
- Smart Fitted Kitchen
- Gas Central Heating
- Double Glazing
- EPC - C

# St. Peters Road, Aldeburgh

Immaculately presented second floor one bedroom apartment with spectacular sea views from living room, bedroom and kitchen. A short walk from Aldeburgh's popular and unique High Street, the flat is ideally located to take advantage of the wide range of both national and independent retailers and eateries the town has to offer. Aldeburgh is a seaside town, known for the quality of its sailing on the rivers Alde and Ore and its heathland golf course, located within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, and is recognised for its undulating, open countryside, rivers and coastline.



Council Tax Band:





## DESCRIPTION

An immaculately presented one bedroom second floor flat, offering beautiful, uninterrupted views over Aldeburgh beach to the sea beyond, from the living room, stylish fitted kitchen and the bedroom. The flat benefits from high quality furnishings included within the sale making it the ideal ready to go home, designated parking and store. There is further ample visitors' parking in the private car park to the rear of the building, which is surrounded by well-managed gardens of lawn and mature flower beds.

## ACCOMMODATION

### COMMUNAL ENTRANCE

Stairs to external entrance level.

### HALL

Store cupboard with gas central heating boiler.

### LIVING ROOM

Double aspect with far reaching coastal views.

### KITCHEN

Sea views. Fitted with base and wall cupboards, wood block effect work surfaces with tiled surround and single drainer sink unit.

### BEDROOM

Fine sea view. Recess with range of fitted wardrobes.

### BATHROOM

Suite comprising panel bath with shower over, hand basin and W.C.

## TENURE

Leasehold.

999 year lease from the 1st January 1980.

Maintenance charge of £TBC per annum.

Insurance approximately £TBC per annum.

Ground rent £25 per annum.

Water charge of £TBC per annum.

## OUTGOINGS

Council Tax Band currently deleted.

## SERVICES

Mains gas, 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)

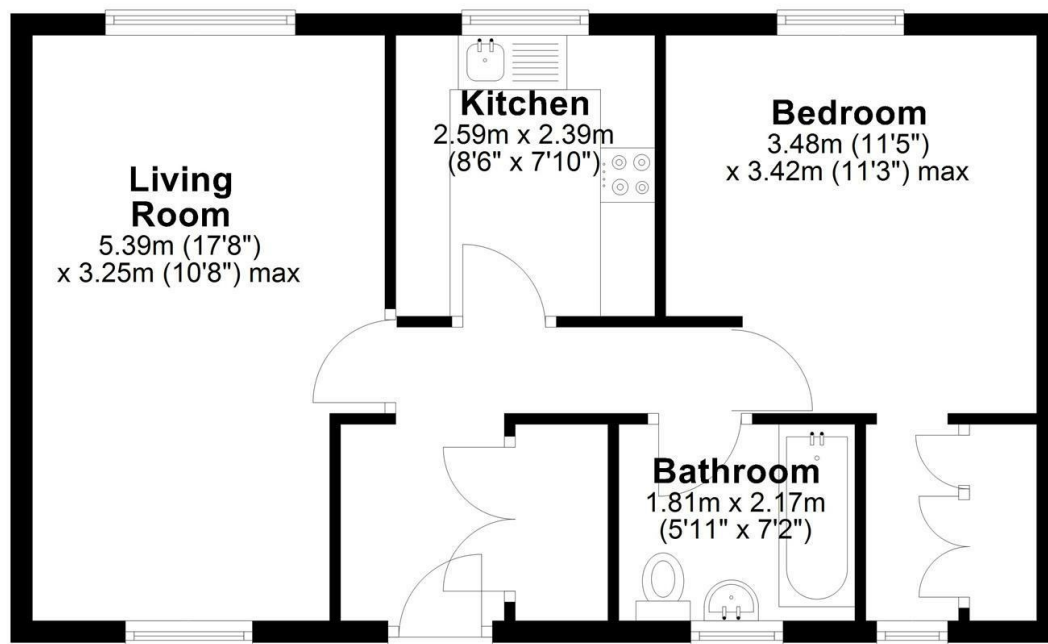
Tel: 01728 452469 Ref: 20797/RDB.

## FIXTURES & FITTINGS

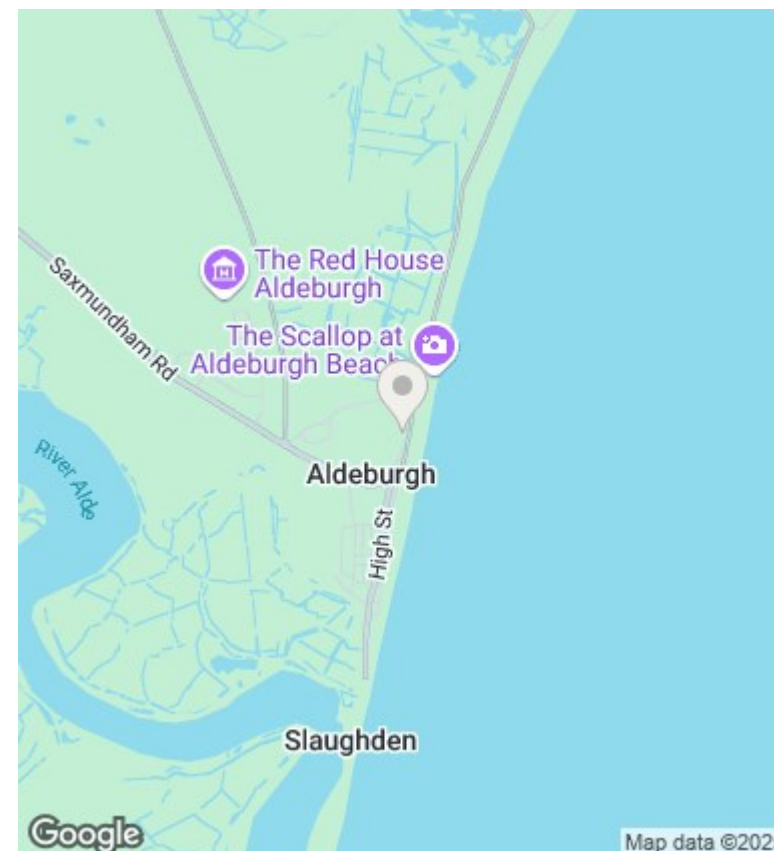
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

### Third Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 49.9 sq. metres (536.7 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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.