



Aldringham, Suffolk

Offers In Excess Of £300,000

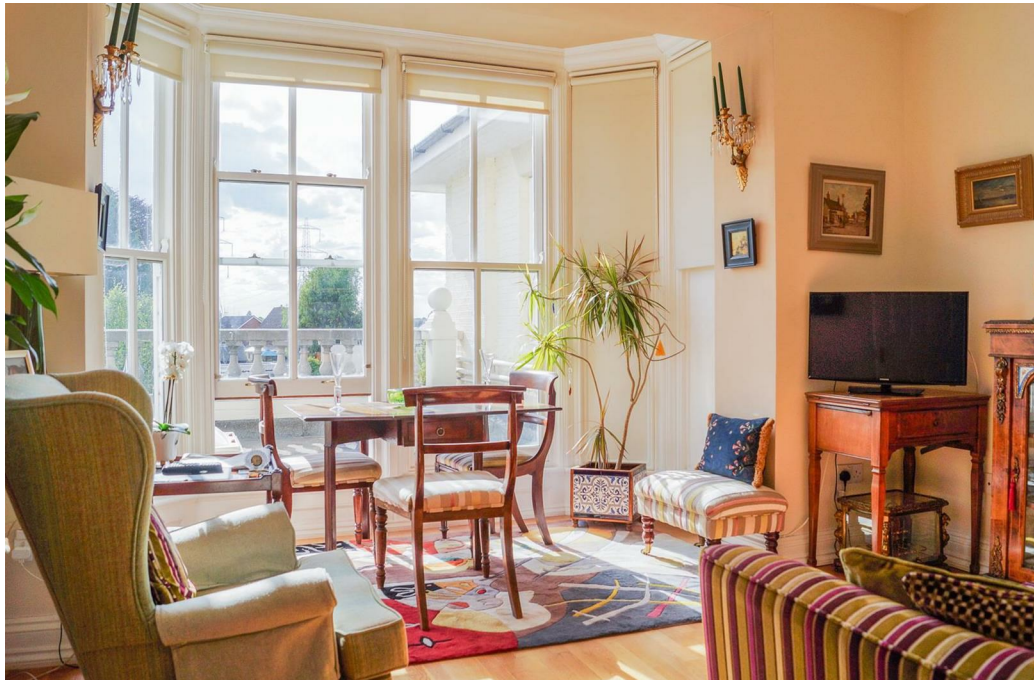
- South-facing Balcony
- Two Double Bedrooms
- Gas Central Heating
- Allocated Parking
- Bathroom
- Close to Thorpeness
- Communal Gardens
- Sitting Room
- EPC - C

Aldeburgh Road, Aldringham

A first floor two-bedroom apartment with south facing balcony overlooking communal gardens.



Council Tax Band: C



DESCRIPTION

Located within the south-west corner of Aldringham House, built in the 1850's then redeveloped in 1999-2000 as apartments. This elegant first floor apartment is equally suited to permanent living or a second home bolt-hole. Beautifully presented, the property is accessed via a stately communal reception hall with a wide, shallow staircase rising to the first floor. The accommodation of the apartment features an entrance hall, fitted kitchen with breakfast bar, elegant sitting room with bay window, two doubled bedrooms, one having a glazed door opening onto a south-facing balcony overlooking the gardens. A bathroom completes the accommodation.

Aldringham House is approached via a private driveway to wide forecourt with ample owner and visitor parking. The gardens stand principally to the south and east with mature trees and young orchard affording many areas to enjoy this charming location.

LOCATION

The property is a short drive from both the tourist village of Thorpeness and the seaside town of Aldeburgh. The nearby market town of Saxmundham not only contains a Waitrose and Tesco's, but also a branch rail station which with a change at Ipswich onto the Inter-City line, leads to London Liverpool Street.

ACCOMMODATION

COMMUNAL RECEPTION HALL

Shallow staircase rising to first-floor landing. Access to communal cellar storage.

FIRST FLOOR

ENTRANCE HALL

BEDROOM

Window overlooking the gardens.

BEDROOM

Panel glazed door opening to:

BALCONY

A south-facing balcony overlooking the gardens.

BATHROOM

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

SITTING ROOM

West-facing bay window.

KITCHEN

Range of fitted base and wall cupboards, work surfaces with single drainer one and a half bowl sink unit with mixer tap. Tiled surround and breakfast bar. West-facing window. Fitted electric oven and hob, concealed freeze, space for fridge, washing machine and dishwasher.

TENURE

Leasehold, details to be confirmed.

OUTGOINGS

Council Tax Band currently C. Further details can be obtained via East Suffolk Council.

Service charge - £1,400 (includes ground rent and buildings insurance)

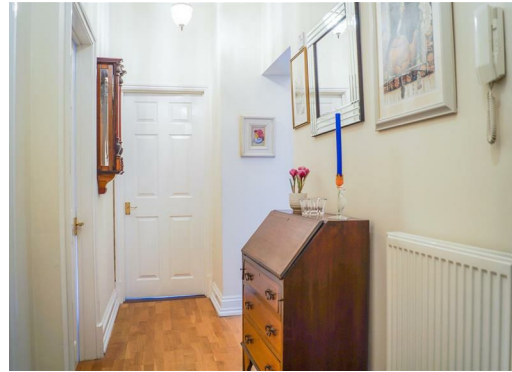
VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20293/RDB.

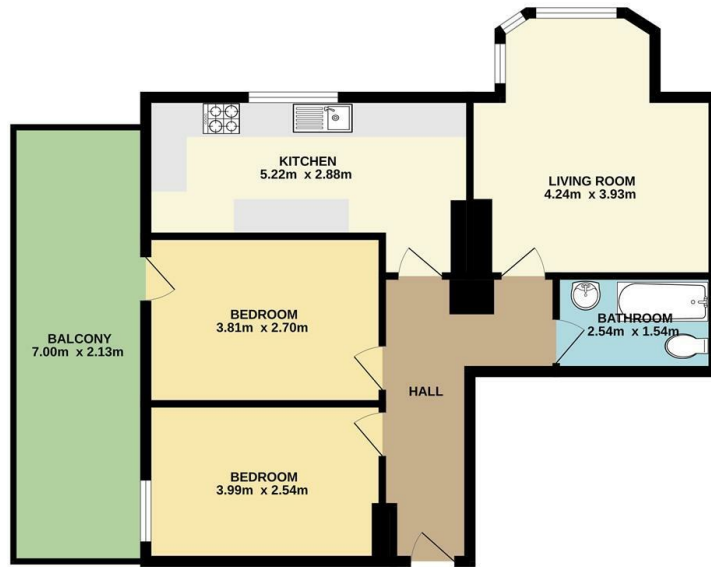
FIXTURES & FITTINGS

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
58.3 sq.m. approx.



TOTAL FLOOR AREA: 58.3 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, 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 as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex 12003



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.

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 | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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