



## Aldeburgh, Suffolk

Guide Price £325,000

- Located just by the sea and high street
- Open plan lounge/kitchen
- Underfloor heating
- One double bedroom
- Balcony
- Viewing essential
- Secure allocated parking
- Bathroom
- EPC - C

# Reade Court, Aldeburgh

The perfect lock and leave second home or ideal holiday let. Located a stones throw from the sea and just along from the high street sits this immaculate apartment with allocated secure parking.



Council Tax Band: B



#### DESCRIPTION

The perfect lock and leave second home or ideal holiday let. Located a stones throw from the sea and just along from the high street sits this immaculate apartment with allocated secure parking. The spacious one bedroom apartment offers open plan lounge and kitchen with balcony, double bedroom and bathroom. Early viewing is advised.

#### LOCATION

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.

#### ACCOMMODATION

Hardwood door to

#### ENTRANCE HALL

Door to storage cupboard, hardwood floor, doors to

#### LOUNGE/KITCHEN:

##### Lounge area

Sealed unit double glazed window to rear, double sealed unit double glazed doors leading to balcony and hardwood floor.

##### Kitchen area

Sealed unit double glazed window to rear aspect, range of base and wall mounted units stainless steel sink. Fitted SMEG double oven, hob and extractor, granite worktops, integrated fridge/freezer, washing machine and dishwasher, tiled floor.

#### BEDROOM

Sealed unit double glazed window to front aspect with sea view.

#### BATHROOM

Sealed unit double glazed window to front aspect, 3 piece suite comprising low level

WC, wash hand basin, bath with shower over. Tiled floor and heated towel rail.

#### OUTSIDE

Allocated secure parking.

#### AGENT NOTE

All furniture (excluding personal items) included in the sale price.

#### TENURE

Freehold

Service Charge £1200 per annum.

#### OUTGOINGS

Council tax Band B. Details can be obtained from the East Suffolk Council.

#### VIEWING

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: 20075/PG.

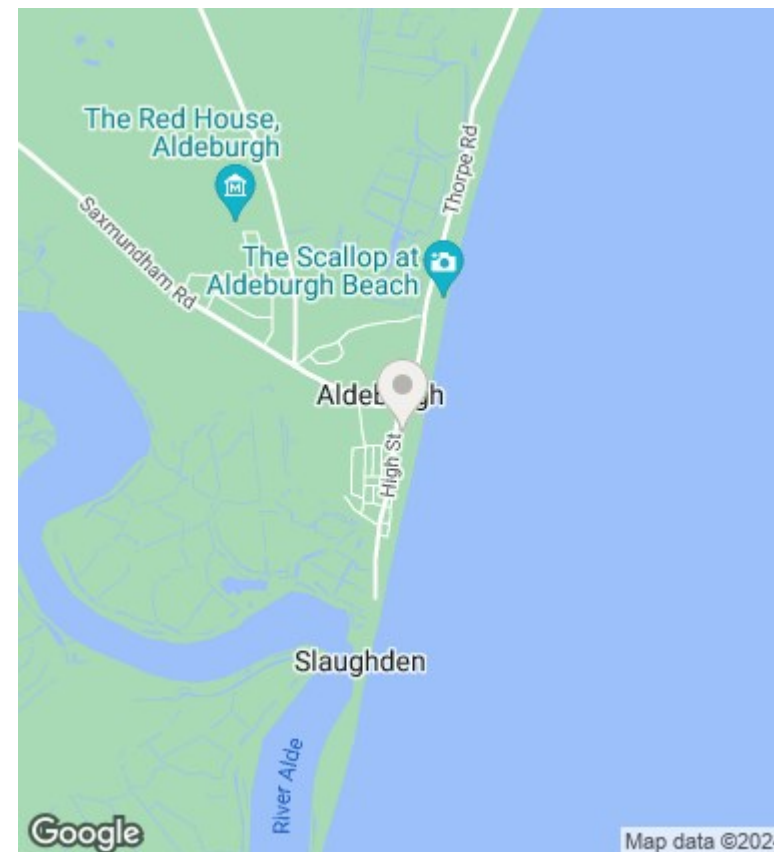
#### FIXTURES & FITTINGS

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  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, 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 purchase. The services, systems and appliances shown have not been tested and no guarantee is given 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, 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>		78	78
(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.