



Aldeburgh, Suffolk

Guide Price £300,000

- No Onward Chain
- Allocated Parking
- Gas Central Heating
- One Bedroom Ground Floor Apartment
- Fitted Kitchen
- Double Glazing
- Walking Distance to High Street
- Ensuite Bathroom
- EPC - C

High Street, Aldeburgh

Situated at the southern end of Aldeburgh High Street, just a few paces from the sea front and shingle beach is this immaculate one bedroom ground floor apartment. 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.



Council Tax Band: A



DESCRIPTION

A well presented one bedroom ground floor apartment set in an attractive mews development, comprising twelve exclusive private apartments benefitting from a secluded courtyard and parking area 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 planted garden area and block paving with space for seating area. The internal accommodation with gas central heating and double glazing comprises; sitting/dining room, fitted kitchen with integrated appliances and polished stone work surfaces, well proportioned bedroom and ensuite bathroom. The property is currently utilised as a successful holiday let and would make an ideal bolt hole a few short paces from the beach and High Street.

ACCOMMODATION

SITTING / DINING ROOM

Window to front elevation.

KITCHEN

Range of fitted base and wall cupboards, polished stone work surfaces, 1 ½ bowl integrated sink unit with mixer tap and tiled surrounds. Fitted electric oven and gas hob with cooker hood over. Plumbing for washing machine and space for under counter fridge. Gas fired central heating boiler. Window overlooking Slaughden Road.

BEDROOM

Window overlooking Slaughden Road.

ENSUITE BATHROOM

White suite comprising P-shape shower/bath with shower over, hand basin and W.C. Tiled surrounds, heated towel rail.

TENURE

Leasehold.

Service charge TBA.

Share of Freehold via Coastguard Court Management Ltd.

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20617/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.





AWAITING FLOOR PLAN


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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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