



Aldeburgh,

Guide Price £350,000

- No Onward Chain
- Excellent Kitchen with Siemens Appliances
- Gas Central Heating
- Two Double Bedrooms
- En Block Garage
- Double Glazing
- Excellent Decorative Order
- Spacious Living/Dining Room
- EPC - C

St. Peters Road, Aldeburgh

A spacious second floor, south facing apartment with two double bedrooms in sight of the beach. 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: D



DESCRIPTION

A beautifully presented, south-facing, contemporary second-floor apartment, ideally located just a short walk from the beach. Entering the property from the communal hallway, the property has a locked storage cupboard to the communal second floor landing area which leads to this spacious flat. Offering a bright and airy south facing L-shape living/dining room; a modern stylish fitted kitchen with composite work surfaces and integrated Siemens appliances; two well-proportioned bedrooms, and a stylish family bathroom. Additionally, the apartment benefits from a separate single garage located within a nearby block, as well as convenient visitors' parking and access to landscaped communal gardens.

Aldeburgh Lodge is a sought-after development of contemporary red-brick apartments beneath a slate roof. The building is set within well-maintained communal gardens, offering a peaceful environment with ample visitors' parking spaces.

Situated on the second floor, this apartment enjoys southerly views from the reception room, providing a pleasant outlook across Aldeburgh, with glimpses of the beach and sea. The bedrooms offer views over communal gardens toward marshes and Thorpeness.

The result is a light, inviting, and beautifully presented home, making it the perfect seaside retreat.

TENURE

Leasehold.

999 year lease from the 1st January 1980.

Maintenance charge of £TBC per annum.

Insurance approximately £TBC per annum.

Ground rent £50 per annum.

Water charge of £TBC per annum.

OUTGOINGS

Council Tax Band currently D.

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

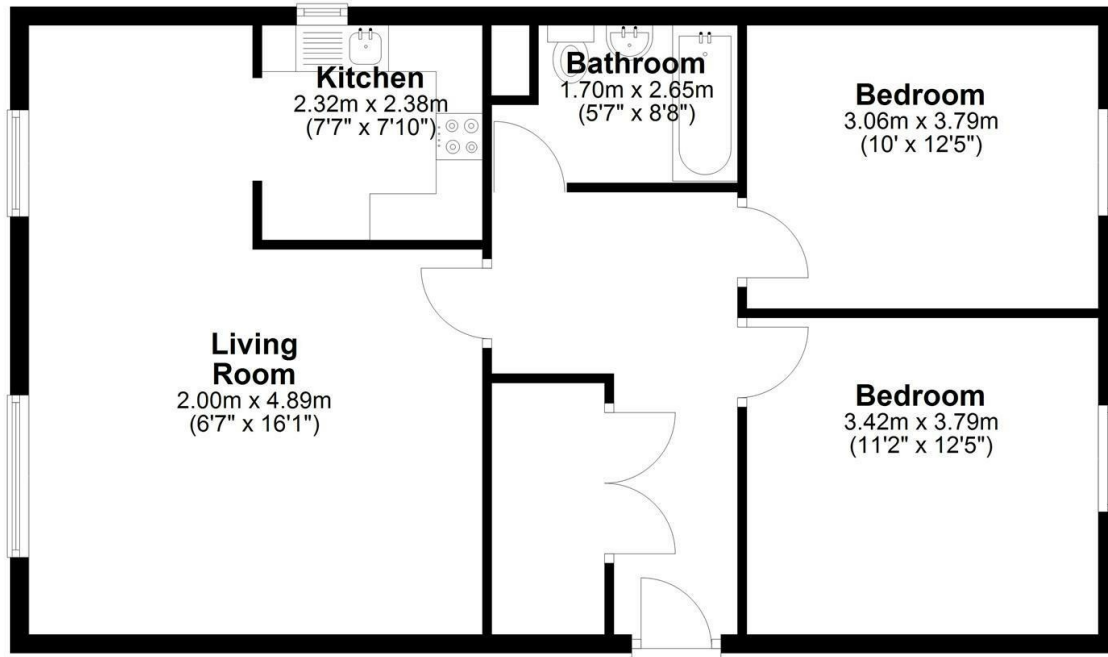
Tel: 01728 452469 Ref: 20796/RDB.

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.

Second Floor

Approx. 75.8 sq. metres (816.1 sq. feet)



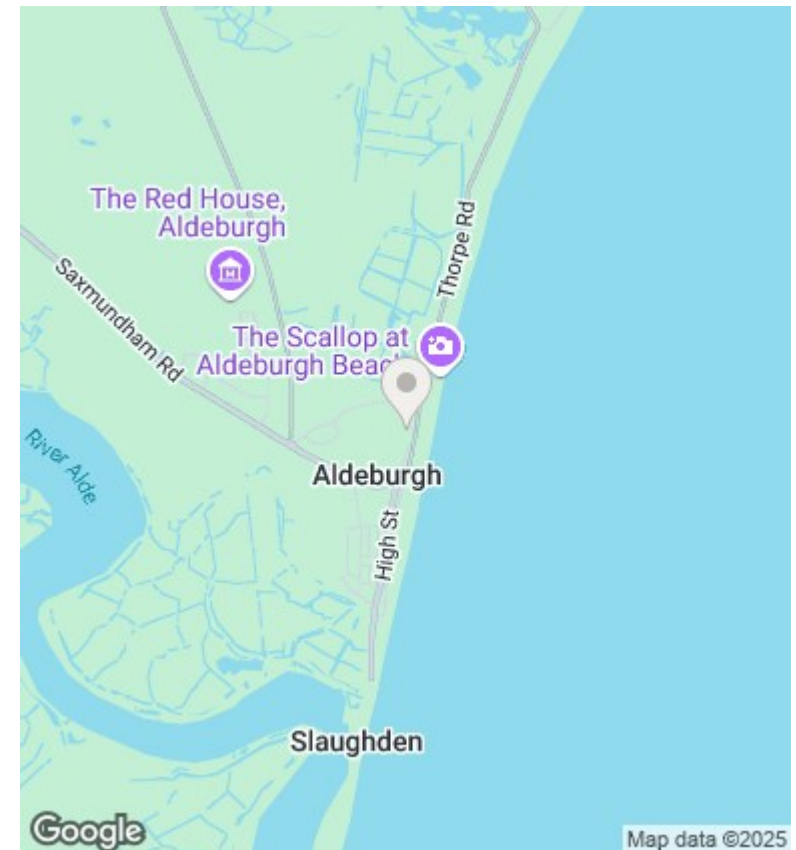
Total area: approx. 75.8 sq. metres (816.1 sq. feet)

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) A		
(81-91) B	79	79
(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

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.