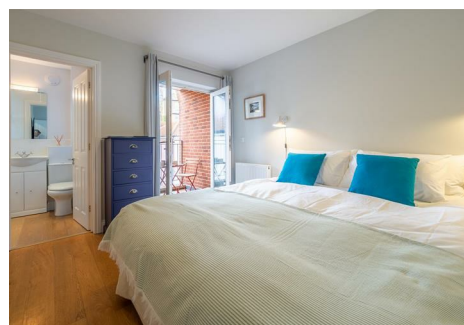


Flick & Son

Coast and Country



Aldeburgh ,

Rent: £1,225 PCM,


Council Tax: Band

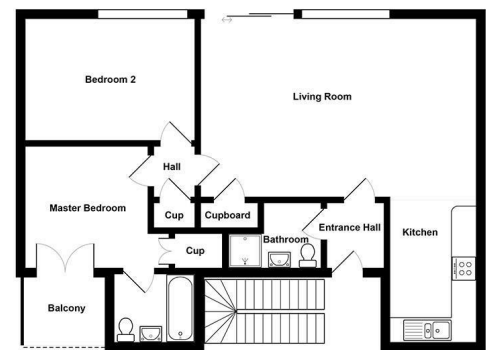
- Stunning apartment
- Open plan living/kitchen
- Two bathrooms
- EPC: C
- Pet considered

- First floor
- Two double bedrooms
- Parking
- Holding deposit: £282.69



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 	



DESCRIPTION

Flick & Son are pleased to offer to rent this immaculate two bedroom first floor apartment with parking located in the heart of the popular coastal town of Aldeburgh.

ACCOMMODATION

The apartment is accessed via a communal hallway shared with just one other apartment. As you enter the apartment you are greeted into the entrance hall from which you find the bathroom.

The entrance hallway opens into the most incredible open plan kitchen & living area with large floor to ceiling doors opening on to a Juliette balcony. The kitchen area has been finished to a fantastic standard with an abundance of storage.

From the living/kitchen area you find the bedrooms, a master bedroom with ensuite and a further double bedroom. There is also a second balcony area accessed via the master bedroom.

Outside there is parking for one car.

The property is heated via gas fired central heating. It has an EPC rating C.

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 a 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.

AVAILABILITY

The property is available from 8th June 2024 for an initial twelve month term.

Council Tax: Band TBC

Deposit required: £1,413.46

Pet considered. Sorry no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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