

# Flick & Son

Coast and Country



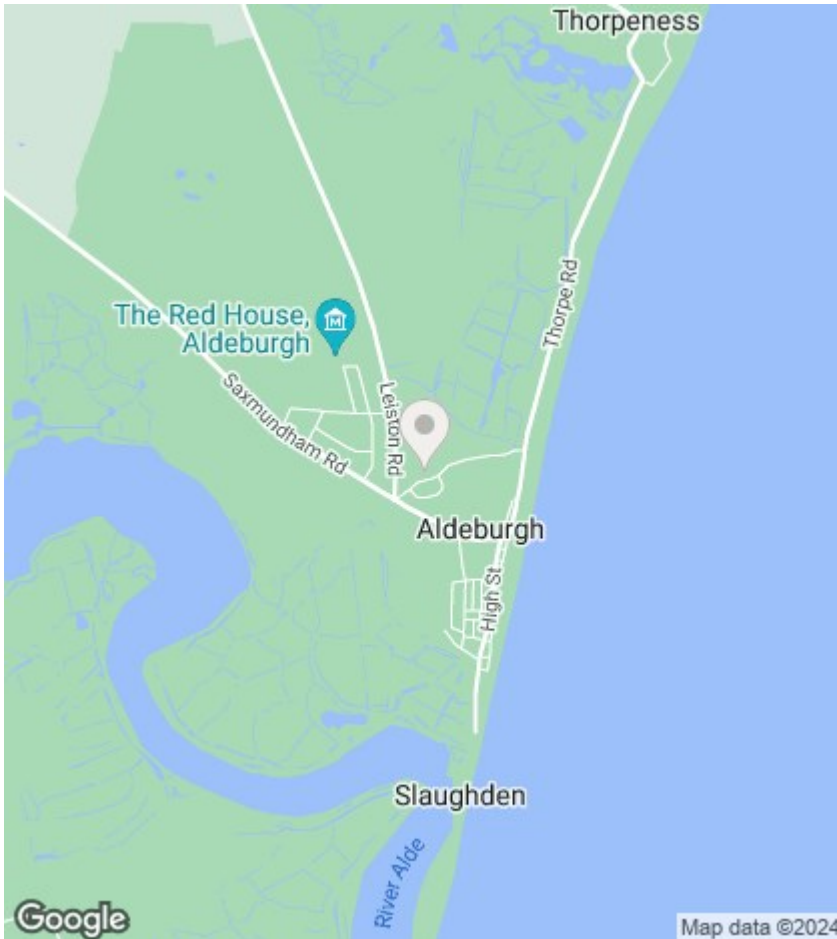
## Aldeburgh, Suffolk


Rent: £695 PCM,

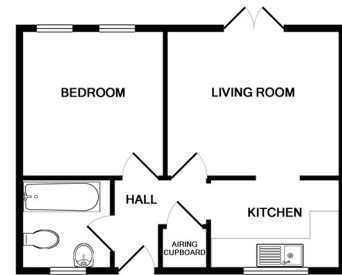
Council Tax: Band A

- Lounge with French Doors
- One Bedroom
- Allocated Parking
- EPC D
- Night Storage Heating

- Fitted Kitchen with Integrated Cooker & Fridge
- Bathroom with Shower
- Communal Garden
- Holding Deposit - £160.38
- No Pets/Children/Smokers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>60</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 	



TOTAL APPROX. FLOOR AREA 33.8 SQ.M. (364 SQ.FT.)

Not intended for use as a substitute for a professional valuation. Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for information purposes only and should not be used for any other purpose by any prospective purchaser or any other party. Made with Mapbox 2023. Made with Mapbox 2023.

### DESCRIPTION

Flick & Son are pleased to offer for rent this modern one bedroom ground floor apartment with communal garden located close to Aldeburgh town centre and the beach.

### ACCOMMODATION

As you enter the apartment you enter into the entrance hallway which leads to the modern kitchen, the living room which has French doors out to the communal garden, the double bedroom and the recently updated bathroom.

Outside there is a communal garden along with off road parking for one car.

The property is heated by electric night storage heaters. It has an EPC rating D

### 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 the 17th June 2024 for an initial twelve month tenancy.

Council Tax: Band A

Deposit required: £801.92

Sorry the property is not suitable for children or pets, and no smokers.

### VIEWINGS

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