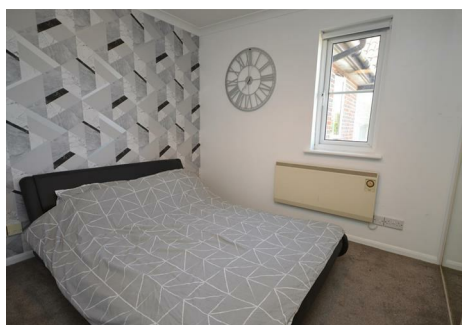


Flick & Son

Coast and Country



Saxmundham,

Rent: £575 PCM,

Council Tax: Band A

- First floor flat
- One double bedroom with fitted wardrobe
- Allocated parking
- EPC: TBC
- Sorry no pets or smokers
- Open plan kitchen/living area
- Modern bathroom
- Close to town
- Holding deposit: £132.69



Energy Efficiency Rating

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

DESCRIPTION

Flick & Son are pleased to offer for rent this well presented one bedroom first floor flat located just a short distance from Saxmundham town centre.

ACCOMMODATION

The flat is located on the first floor and is accessed via a communal hallway.

The accommodation comprises a good size double bedroom, spacious living/kitchen area and a modern bathroom with shower over bath.

Outside you find allocated parking for one car.

The property is heated via electric heating. It has an EPC rating TBC.

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

The property is available from 10th August 2024 for an initial twelve month term.

Council Tax: Band A

Deposit required: £663.46

Sorry no pets or smokers.

VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk