

Flick & Son

Coast and Country



Saxmundham ,

Rent: £675 PCM,

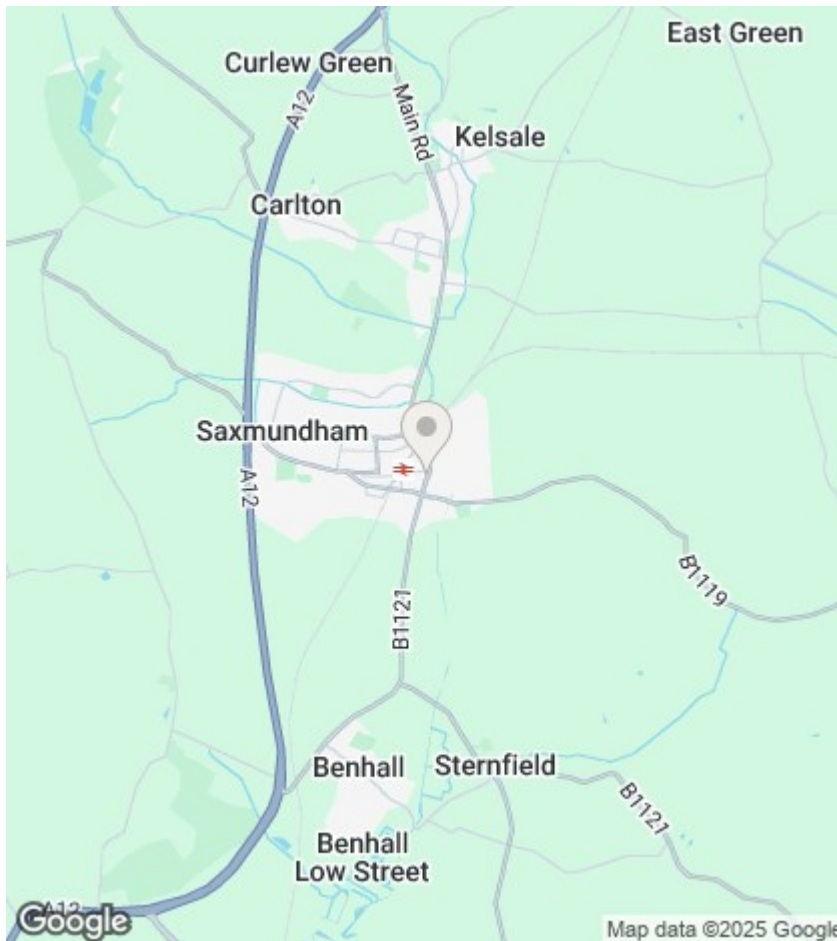
Council Tax: Band A

- Ground floor apartment
- One bedroom
- Communal garden
- EPC: E
- Sorry no pets or smokers

- Open plan living/kitchen
- Modern shower room
- Close to train station
- Holding deposit: £155.76

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

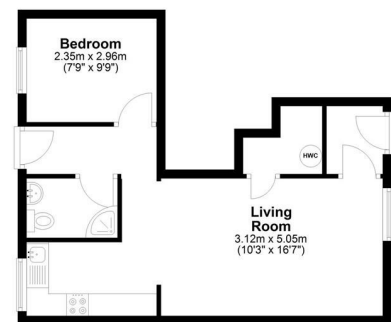
lettings@flickandson.co.uk
www.flickandson.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 40.7 sq. metres (437.9 sq. feet)

DESCRIPTION

Flick & Son are pleased to offer for rent this immaculately presented one bedroom ground floor apartment with communal garden located in the heart of Saxmundham.

ACCOMMODATION

The accommodation of this unique apartment comprises an open plan living/kitchen area which has been finished to a high standard. From the inner hallway you find the bedroom and modern shower room.

Outside to the rear there is a beautiful communal garden with seating - perfect for alfresco dining!

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

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 places 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 Minsters 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 the 24th May 2025 for an initial twelve month term.

Council Tax: Band A

Deposit required: £778.84

Sorry no pets or smokers.

VIEWINGS

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