

Flick & Son

Coast and Country

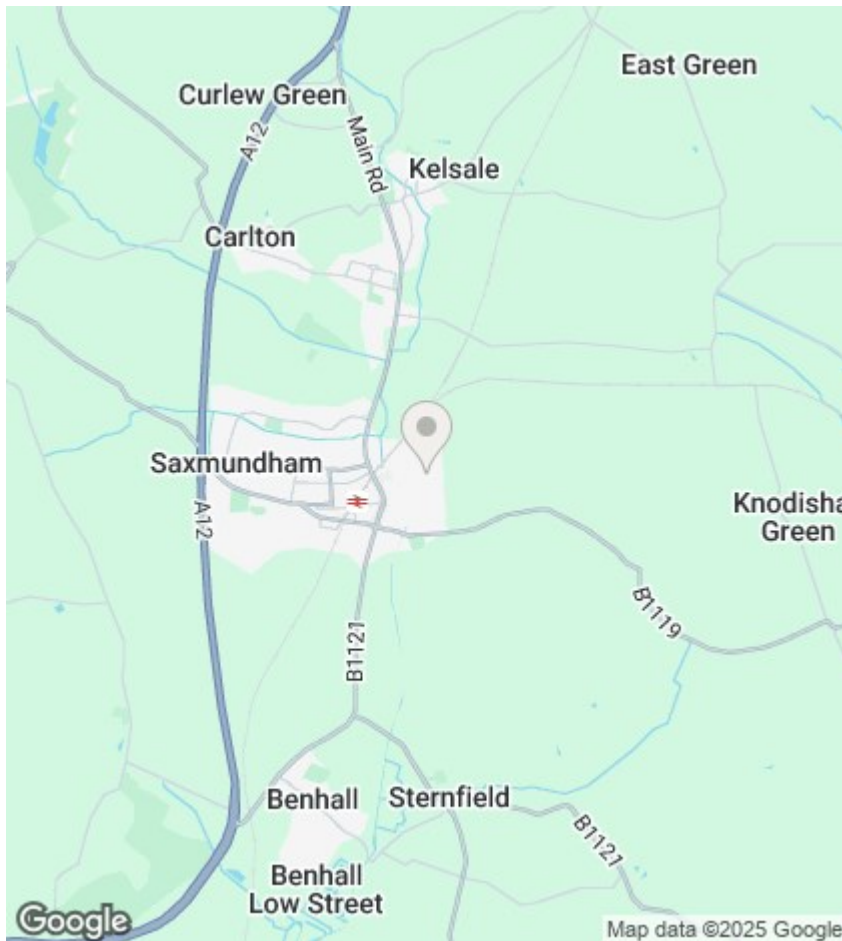


Saxmundham,


Rent: £695 PCM,

Council Tax: Band A

- Ground floor apartment
- Double bedroom
- Allocated parking
- EPC: B
- Sorry no pets or smokers
- Open plan living room/kitchen
- Bathroom with shower over bath
- Close to town centre & railway station
- Holding deposit: £160.38



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 spacious one bedroom ground floor apartment with allocated parking situated on a popular modern development close to Saxmundham town centre & railway station.

ACCOMMODATION

The accommodation comprises an entrance hall leading to a spacious open plan kitchen/living room, a generous master bedroom and bathroom with shower over bath.

Outside there is allocated parking for one car.

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

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

This property is available from the 27th June 2025 for an initial twelve months.

Council Tax: Band A

Deposit required: £801.92

Sorry no pets or smokers.

VIEWINGS
High Street, Saxmundham, Suffolk, IP17 1AB
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
01728 633773

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