

Flick & Son

Coast and Country



Southwold,

Rent: £950 PCM,

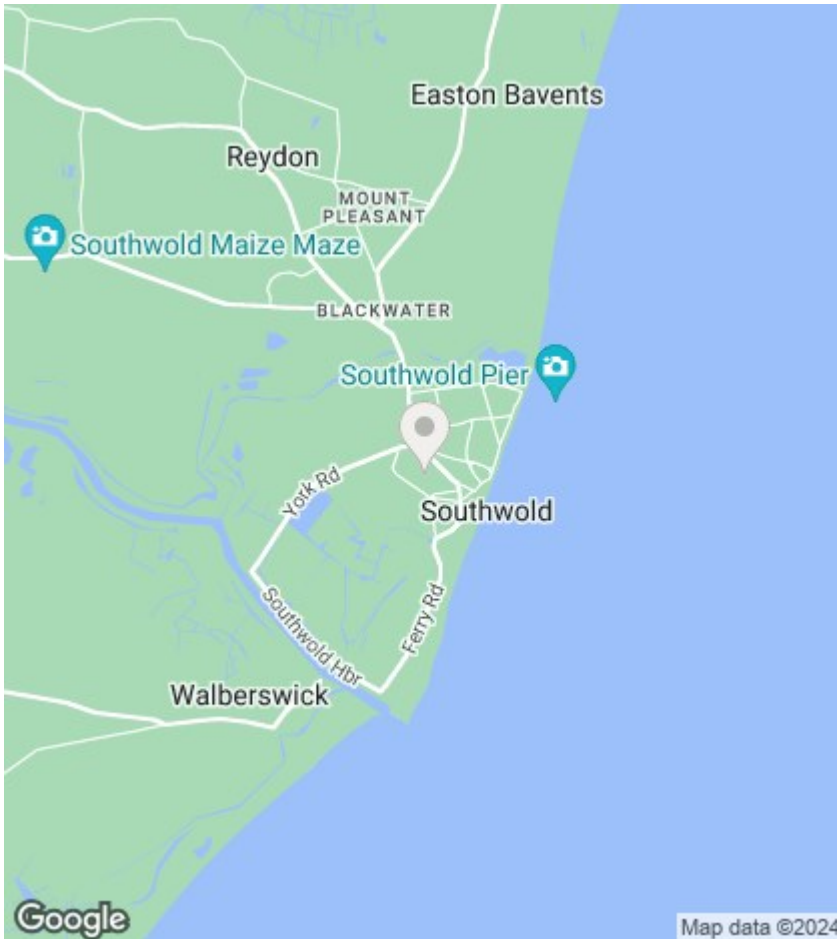
Council Tax: Band C

- Two bedrooms
- Shower room
- Open plan living area
- EPC E
- Sorry no pets / smokers


- Offering a generous balcony area with church views
- Separate WC
- High Street Location
- Holding Deposit: £219.23
- On street parking

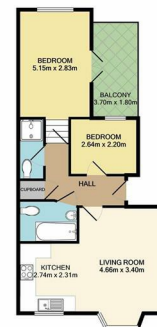
High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

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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	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 91.9 SQ M (994 SQ FT.)
 Whilst every effort has been made to ensure the accuracy of this floor plan, the measurements of the property are for information only and should not be used as a basis for any purchase or other agreement. The property is shown as approximate only and should not be used as a basis for any purchase or other agreement. The property is shown as approximate only and should not be used as a basis for any purchase or other agreement. Made with Mapbox ©2024

DESCRIPTION

Flick and Son are pleased to offer this two bedroom furnished first floor apartment situated on the High Street of this popular coastal town with a balcony to rear with views across town and to the Church.

ACCOMMODATION

The property comprises of a communal entrance with an inner entrance to property which leads to the open plan living area to include fitted kitchen with appliance and a view over the High Street. There is a large double bedrooms with doors leading onto the rear balcony and a second single bedroom. There is a shower room, along with a full bathroom suite.

Outside you have a balcony with views across town and to the Church.

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

LOCATION

Occupying a prominent position on the Suffolk Heritage Coast a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. To the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

AVAILABILITY

This property is available for a minimum term of twelve months from the 1st March 2024

Council Tax : Band C

Deposit required : £1,096.15

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

VIEWINGS

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