

# Flick & Son

Coast and Country



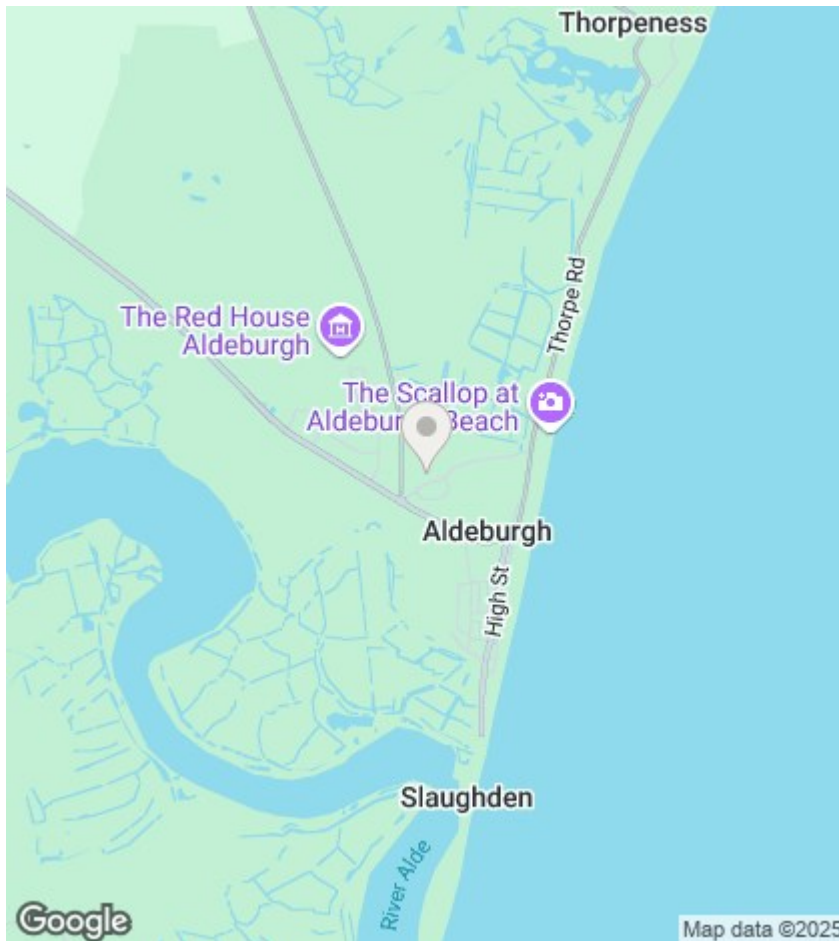
## Aldeburgh, Suffolk

Rent: £750 PCM,

Council Tax: Band A

- Close to town centre & beach
- Double bedroom
- Communal gardens
- EPC: C
- Sorry no pets or smokers

- Open plan living/kitchen
- Ensuite bathroom with walk in shower
- Parking
- Holding deposit: £173.07



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 modern one bedroom ground floor apartment with parking in the sought after seaside town of Aldeburgh.

#### ACCOMMODATION

Through the front door you are welcome into an inner hall leading to an incredibly spacious kitchen/dining room. To the rear of the living space you find the double bedroom with french doors to the communal garden and bathroom with walk in shower.

Outside you find parking for one car and a communal garden.

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

#### 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

This property is available from the 2nd August 2025 for an initial twelve months.

Council Tax: Band A

Deposit required: £865.38

Sorry no pets or smokers.

#### VIEWINGS

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