

# Flick & Son

*Coast and Country*



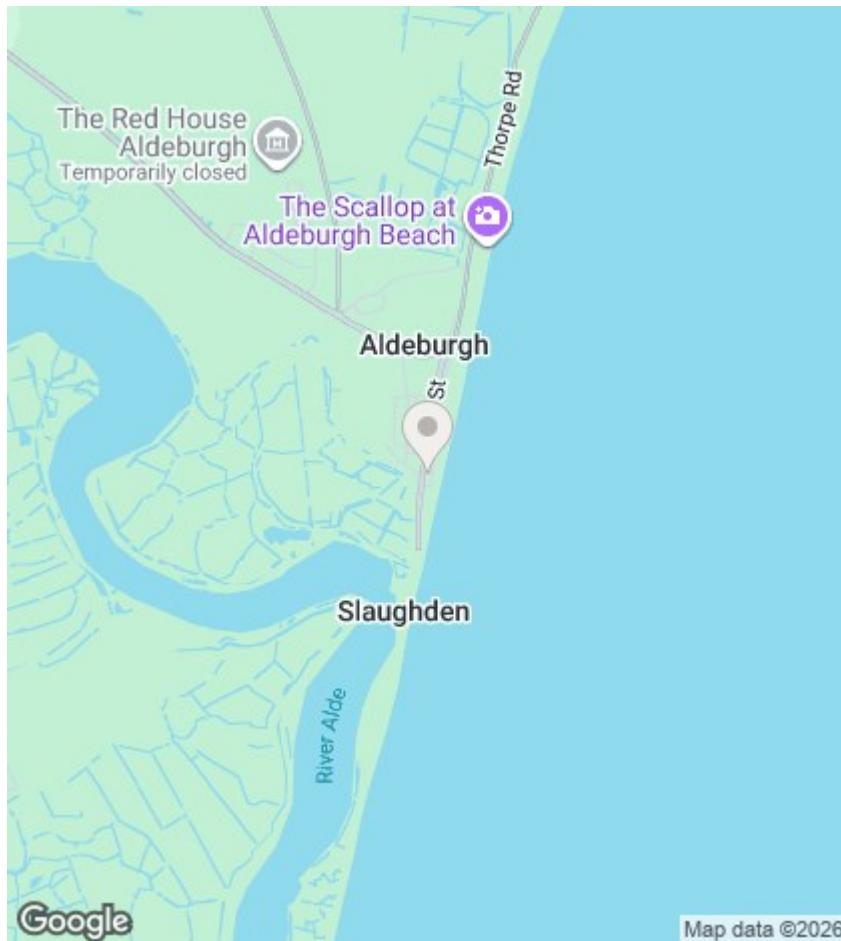
## Aldeburgh, Suffolk

Rent: £1,150 PCM,

Council Tax: Band D

- Seaside location
- Part furnished
- Two bedrooms
- EPC C
- No pets or smokers

- Ground floor
- Open plan living/kitchen area
- Private gated parking
- Holding Deposit: £265.38



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 offer for rent this fantastic, spacious two bedroom part furnished ground floor apartment in the popular town of Aldeburgh, just a stones throw from the beach.

## ACCOMMODATION

To the left of the entrance hallway of this fabulous apartment you find the spacious master bedroom and bathroom with bathtub and walk in shower. To the right hand side you find the fantastic open plan living/kitchen area with doors leading to the second bedroom and W/C.

The apartment also benefits from secure parking for one car.

The property is heated via gas fired central 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 an eclectic 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 27th March 2026 for an initial six month term.

Council Tax: D

Deposit required: £1,326.92

The property is offered part furnished. Sorry, no pets or smokers.

## VIEWINGS

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