



Aldeburgh,

Guide Price £320,000

- No Onward Chain
- Immaculate Condition
- Gas Central Heating
- Ground Floor Apartment
- Two Bedrooms
- Sea Views
- Garage
- Newly Renovated Bathroom
- EPC - C

St. Peters Road, Aldeburgh

A two bedroom GROUND FLOOR apartment in Immaculate condition with GARAGE. 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.



Council Tax Band: D



Tenure

Leasehold

Outside

The property benefits from a private garage with access to visitor parking. A useful storage cupboard is located in the hallway just outside the front door. Residents also enjoy use of the attractive communal gardens.

Entrance Hallway

A welcoming and spacious entrance hall with doors leading to both bedrooms, the bathroom, and the living room. This area offers excellent storage, including a large double-doored cupboard housing a modern water tank, along with a neatly positioned modern boiler in a corner unit.

Living Room

A beautifully decorated, bright and airy living space with a sunny south-facing aspect. Two windows fitted with stunning shutters allow natural light to flood the room. The space is carpeted and benefits from two radiators for added comfort.

Kitchen

Enjoying an open-plan feel to the living room (with hatch and door removed), the kitchen is fitted with stylish white wall and base units. Appliances include a Bosch oven, Samsung induction hob, and an integrated fridge. A west-facing window provides excellent afternoon light.

Bedroom One

A generous double bedroom overlooking the communal gardens. Features include a window with white shutters and a radiator beneath.

Bedroom Two

A further double bedroom with built-in wardrobes, a radiator, and a window overlooking the communal gardens.

Bathroom

A stunning, recently modernised bathroom finished to a high standard, comprising a WC, basin, heated towel rail, and a bathtub with shower overhead, complemented by contemporary tiling throughout.

Outgoings

Council Tax Currently Band D

Services

Mains Gas, Water, Electricity & Sewage

Viewing Arrangements

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469

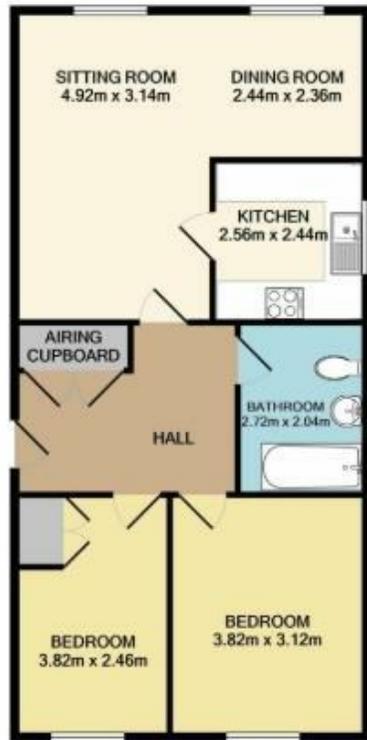
Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will

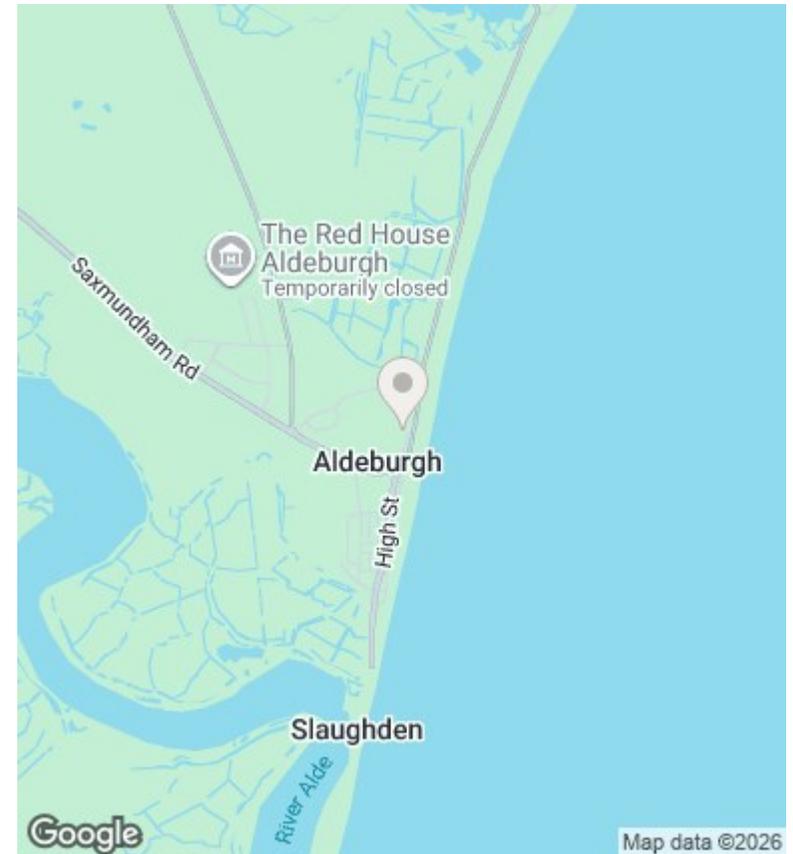
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TOTAL APPROX. FLOOR AREA 63.9 SQ.M. (688 SQ.FT.)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com