

# Flick & Son

Coast and Country

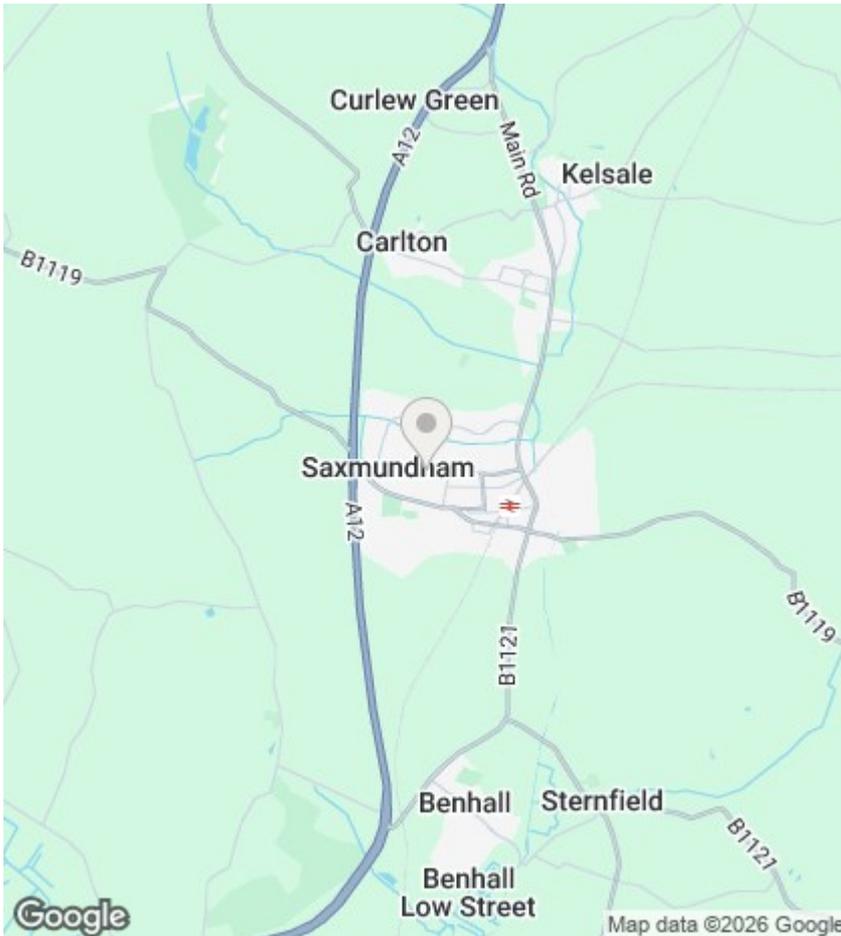


## Saxmundham, Suffolk

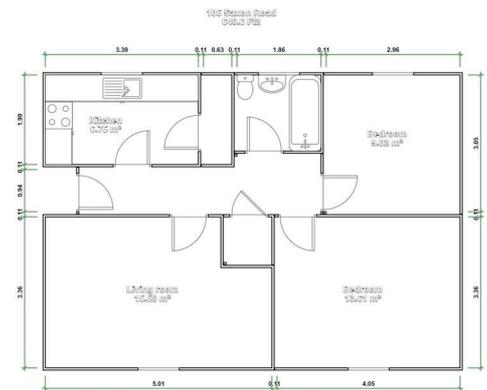
Rent: £925 PCM,

Council Tax: Band A

- First floor apartment
- Spacious living room
- Garden
- EPC: C
- Sorry no pets or smokers
- Recently refurbished
- Two bedrooms
- Close to town centre & train station
- Holding deposit: £213.46



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



#### DESCRIPTION

Flick & Son are pleased to offer for rent this spacious, recently renovated two bedroom apartment just a short distance from Saxmundham town centre & train station.

#### ACCOMMODATION

This fantastic apartment is located on the first floor and is accessed via a communal entranceway.

Through the front door you are welcome into the entrance hall from which all the rooms can be accessed. To your left hand side as you enter there is the modern fitted kitchen overlooking the rear of the property and to your right hand side the spacious, light & airy sitting room. The two bedrooms are located at the end of the hallway where you also find the bathroom with shower over bath.

Outside the property benefits from its own garden area with the communal grounds along with an outdoor store which has ample room for a bicycle or motorcycle. There is a communal parking area to the front (not allocated) along with street parking just moments away.

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

#### 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 a 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 Minsmere 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

The property is available from the 4th March 2026 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,067.30

Sorry no pets or smokers.

#### VIEWINGS

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