

# Flick & Son

Coast and Country



Saxmundham,

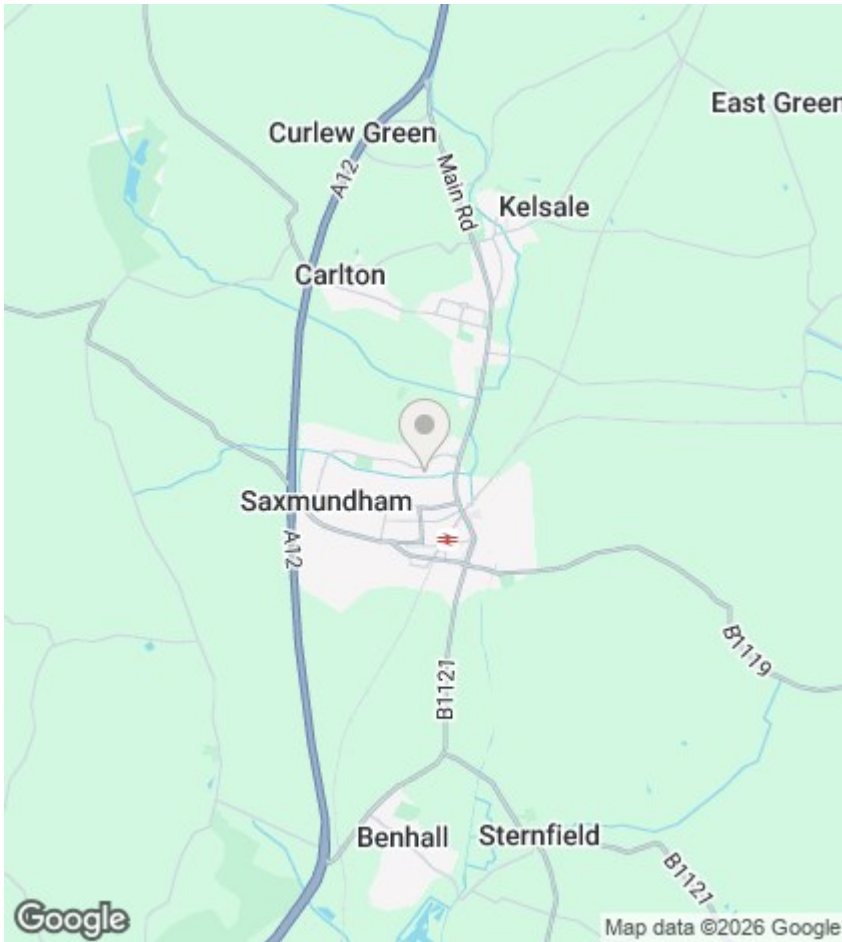
Rent: £700 PCM,


Council Tax: Band A

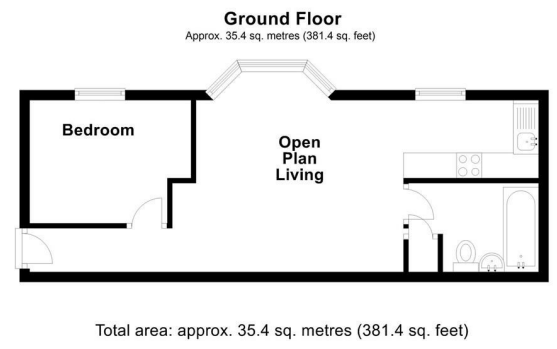
- Ground floor
- Full bathroom suite with overhead shower
- Night storage heating
- EPC: C
- Sorry no smokers
- Open plan living area
- Allocated parking to front
- Close to town centre
- Holding deposit: £161.53

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

lettings@flickandson.co.uk  
www.flickandson.co.uk



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 and Son are pleased to offer this well presented one bedroom ground floor apartment located in a popular development just a short distance from Saxmundham town centre and train station.

**ACCOMMODATION**

You enter the property via a large communal entrance hallway which leads you to the flat's front door on the ground floor. From here you have a small private hallway with the bedroom to the left which benefits from a large built-in wardrobe and at the end of the hallway is the open plan living space with fully fitted kitchen, along with the full bathroom suite with o/h shower.

The property is heated by night storage heaters and benefits from double glazing throughout. 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 both primary and free schools, 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**

This property is available from the 16th June 2026

Council Tax: Band A

Deposit required : £807.69

Sorry no pets or smokers

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. [lettings@flickandson.co.uk](mailto:lettings@flickandson.co.uk) [www.flickandson.co.uk](http://www.flickandson.co.uk)