

# Flick & Son

Coast and Country



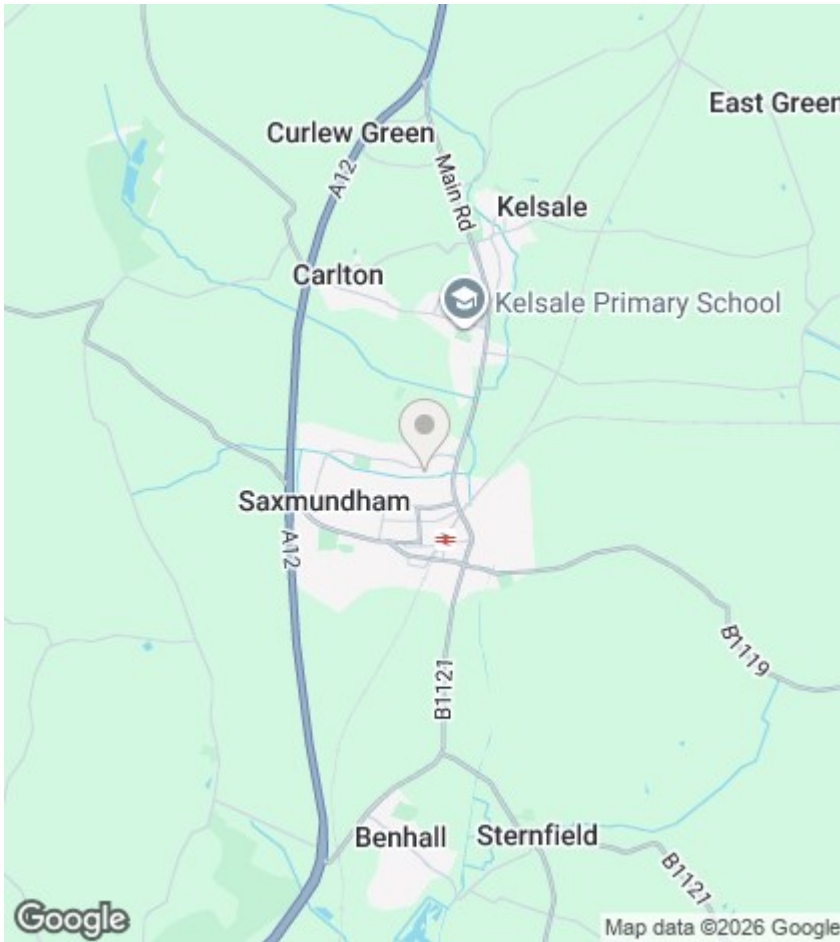
Saxmundham,

Rent: £750 PCM,

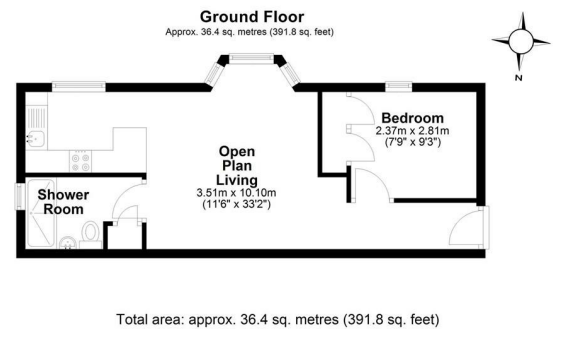
Council Tax: Band A

- Fully renovated
- Open plan kitchen/living space
- Bedroom with ample storage
- EPC: D
- Sorry no pets or smokers

- Ground floor
- Bathroom with walk-in shower
- Off street parking
- Holding deposit: £173.07



| 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>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 70        |
| (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 to rent this recently fully renovated one bedroom ground floor apartment with parking located in the popular town of Saxmundham.

**ACCOMMODATION**

This fantastic ground floor apartment which has been recently refurbished is accessed via a communal entrance hall.

Through the apartment's front door, a hallway leads to the bedroom, open plan living/dining area, modern kitchen and bathroom with walk-in shower.

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

**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**

The property is available from the 28th April 2026.

Council Tax: Band A  
 Deposit required: £865.38

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)