

Flick & Son

Coast and Country



Saxmundham, Suffolk

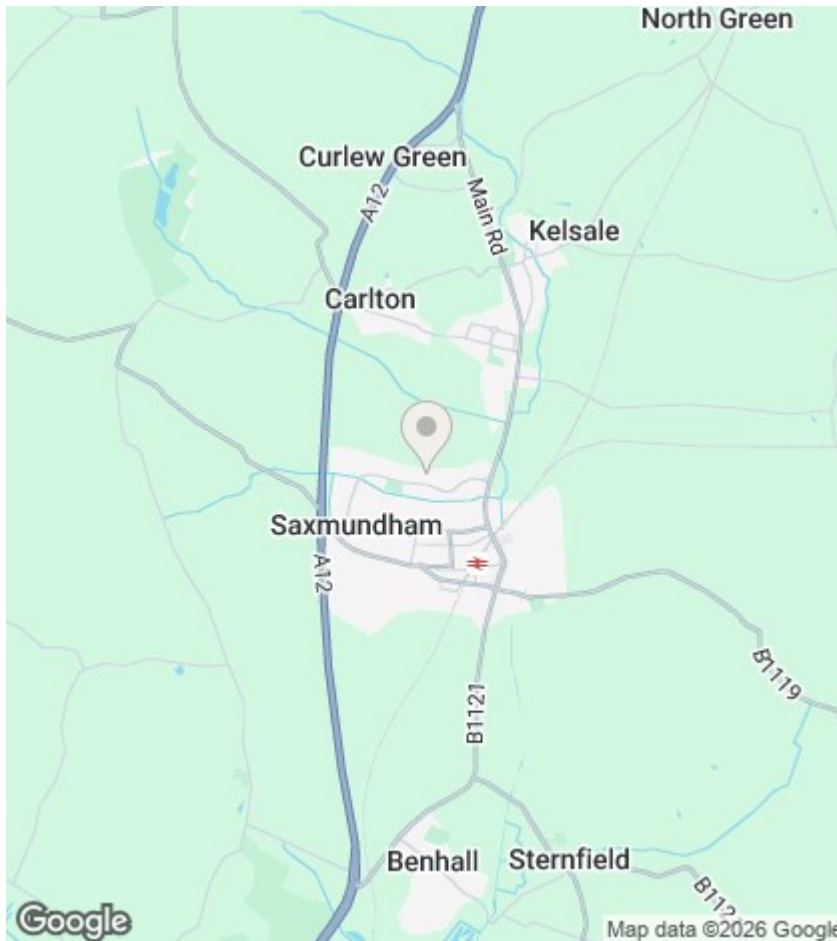
Rent: £750 PCM,

Council Tax: Band A

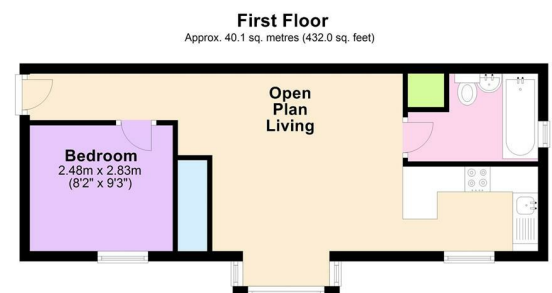
- First floor apartment
- Open plan living area
- Allocated parking
- EPC: C
- Sorry no smokers
- Recently redecorated
- Master bedroom with fitted storage
- Close to town centre
- Holding deposit: £173.07

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) A		
(81-91) B		
(69-80) C	71	74
(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 	



Total area: approx. 40.1 sq. metres (432.0 sq. feet)

DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic recently redecorated one bedroom first apartment located within a popular development close to Saxmundham town centre & train station.

ACCOMMODATION

The apartment is accessed via a communal hall and staircase. Through the apartment front door, you find an open plan living room leading to the kitchen along with a good sized bedroom and bathroom with shower over bath.

Outside there is allocated parking for one car.

The property is heated via electric storage heaters. 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 placed 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 Minsters 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 7th October 2026

Council Tax: Band A

Deposit required: £865.38

Sorry no smokers.

VIEWINGS
High Street, Saxmundham, Suffolk, IP17 1AB
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
01728 633773

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