Flick & Son
Coast and Country

Aldeburgh, Suffolk

Guide Price £350,000

- No Onward Chain
- Garage with Electricity
- Recently Renovated & Well Maintained Throughout
- Ground Floor Apartment
- Exceptional Condition
- EPC - C
- Direct Sea Views
- Balcony

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

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www.flickandson.co.uk

St. Peters Road, Aldeburgh

An Immaculate two bedroom GROUND FLOOR apartment with balcony & direct sea views. 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.

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Council Tax Band: D

Tenure
Leasehold

Council Tax
Currently band D

Outside
Occupying an exceptional coastal position, the property enjoys a private, gated external balcony with uninterrupted sea views. A secure garage is included, fitted with an electric up-and-over door and power supply, along with access to additional visitor parking.

Living Room
The living room is a generously proportioned and welcoming space, flooded with natural light through a large triple-glazed window that perfectly frames the sea beyond. Finished in neutral tones with well-kept carpeting, the room offers both comfort and an impressive outlook. Access to both Kitchen & Balcony

Kitchen
Adjoining the living area, the kitchen creates a sense of modern open-plan living. Finished to a high standard, it features contemporary wall and base units and benefits from two windows, one to the side elevation and another with direct sea views. Integrated Neff appliances include an oven, induction hob, fridge freezer, dishwasher, and washing machine. A water softener is discreetly positioned beneath the sink.

Hallway
The central hallway provides access to all principal rooms and has a warm, inviting feel. A substantial double storage cupboard with internal lighting offers excellent practicality, while a radiator and internal door to the communal entrance lobby complete the space. In Entrance lobby a storage cupboard with electric plug is found.

Principle Bedroom
A spacious double bedroom overlooking the well-maintained communal gardens. The room includes a radiator beneath the window and built-in wardrobes neatly positioned to one corner. Matching bedside tables included.

Bedroom Two
A second well-sized double bedroom, also enjoying pleasant views across the communal gardens and fitted with a radiator below the window.

Bathroom
The bathroom is finished in a modern style and benefits from a rare frosted side window, allowing in natural light. The suite comprises a walk-in shower, wash basin, WC, and heated towel rail. The gas combination boiler is housed neatly within a cupboard.

SERVICES
Mains Gas, Water, Electricity & Sewage

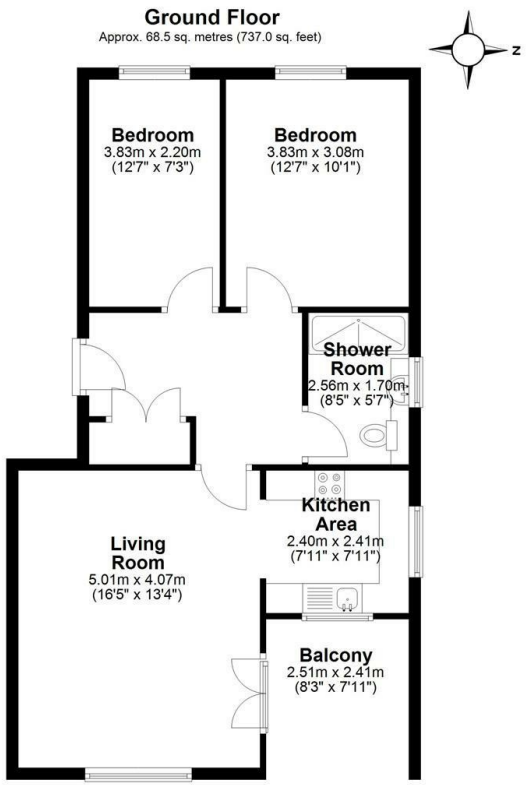
Viewing Arrangements
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.
Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469

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

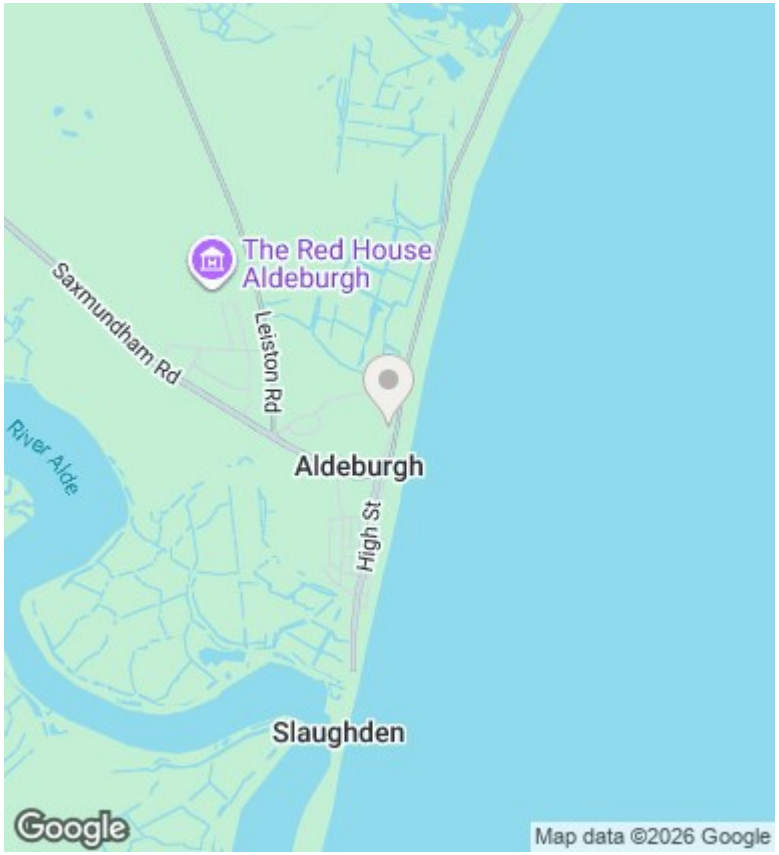
good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

NO PARKING

THE
SNOOZE
SPOT



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

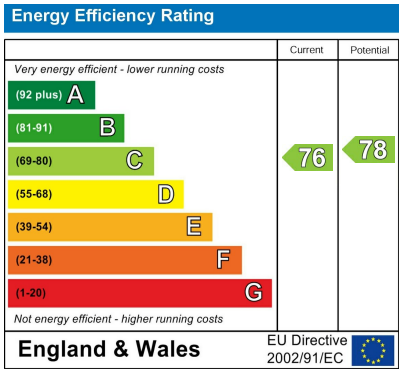


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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

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

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