Flick & Son
Coast and Country

Aldeburgh,

£1,350 PCM

- Incredible sea & river views
- Bright & airy sitting room
- EPC: B
- Top floor apartment
- Bathroom with roll-top bath
- Holding deposit: £311.53
- Spacious master bedroom
- Moments from the beach
- Sorry no smokers

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

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

45 Crag Path, Aldeburgh

A fabulous one bedroom apartment with phenomenal far-reaching sea and river views located in the ever popular town of Aldeburgh. GFCH. EPC B.

1 1 1 B

Council Tax Band: C

DESCRIPTION

Flick & Son are pleased to offer for rent this fabulous one bedroom apartment with phenomenal far-reaching sea and river views located in the ever popular town of Aldeburgh.

ACCOMMODATION

This fabulous apartment is accessed via a communal entrance hall/stairway. Through the front door of the apartment you are welcomed into a entrance hall which leads to kitchen with ample space for dining and the generous double bedroom with beautiful views of the river and marshland to the rear of the property.

On the first floor of the apartment you find the fabulous sitting room with totally unique, breath-taking sea views and the bathroom with roll-top bath.

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

LOCATION

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.

AVAILABILITY

The property is available from the 15th October 2026.

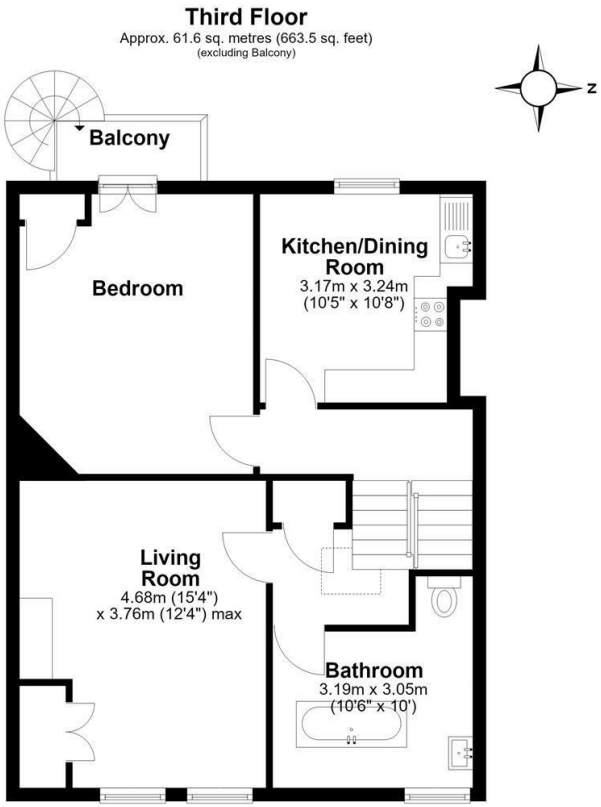
Council Tax: Band C
Deposit required: £1,557.69

Sorry no smokers.

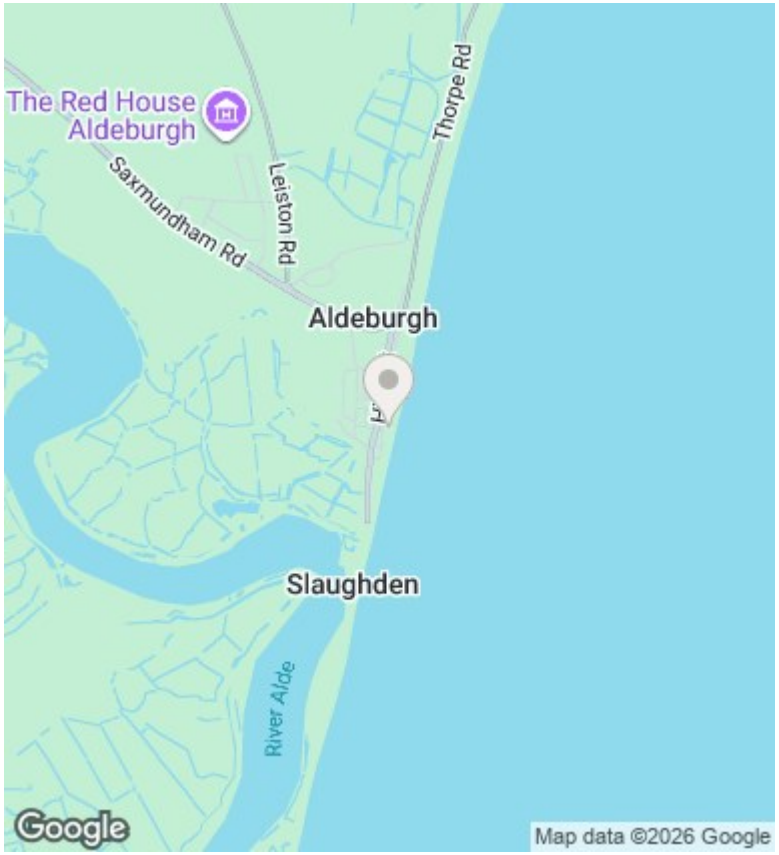
The landlord would be happy to consider a separate payment each month to cover the cost of all bills excluding council tax.

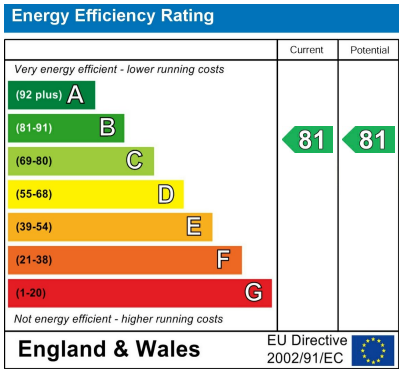
VIEWINGS

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



Total area: approx. 61.6 sq. metres (663.5 sq. feet)





Energy Efficiency Rating

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

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.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and 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 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

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.

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