

# THE BENACRE ESTATE

Tel (01502) 675 029

Fax (01502) 742 101

www [www.benacre.com](http://www.benacre.com)

The Estate Office  
Hall Farm,  
Benacre,  
Beccles,  
Suffolk  
NR34 7LJ

**Contemporary Courtyard 3 Bed Apartment 9 constructed over two storeys with a private walled garden to the rear, this apartment provides the following accommodation:**

**Ground Floor:** Lobby, Hall with stairs to 1<sup>st</sup> floor and door to private walled garden, Utility Room with Airing Cupboard, WC, Kitchen / Dining Rm.

**1st Floor:** Landing, Bedroom 1, Bedroom 2, Bathroom, Bedroom 3/sitting room. Car Parking for 2 cars

Full Fibre broadband at 900Mb & Full Sky Services available.

**£1550.00** per Calendar month, EPC rating D, Council Tax band D



## IMPORTANT NOTICE

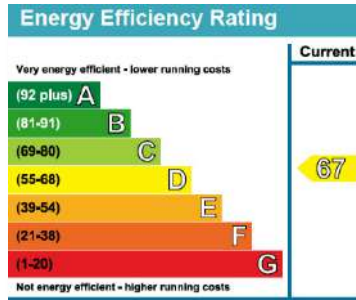
Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only, and must not be relied on, colour's might have changed and are not necessarily comprehensive. Some photographs are of the communal areas. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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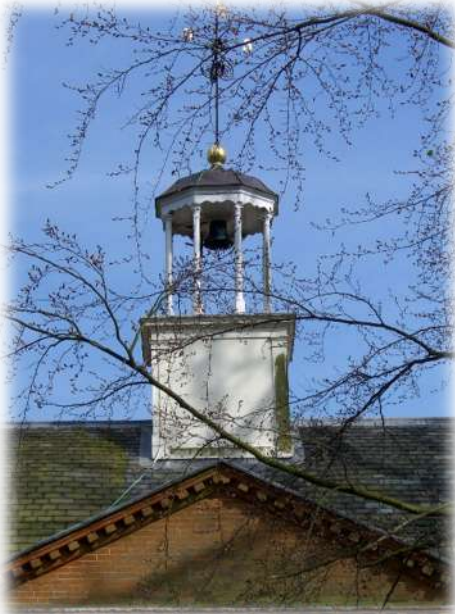
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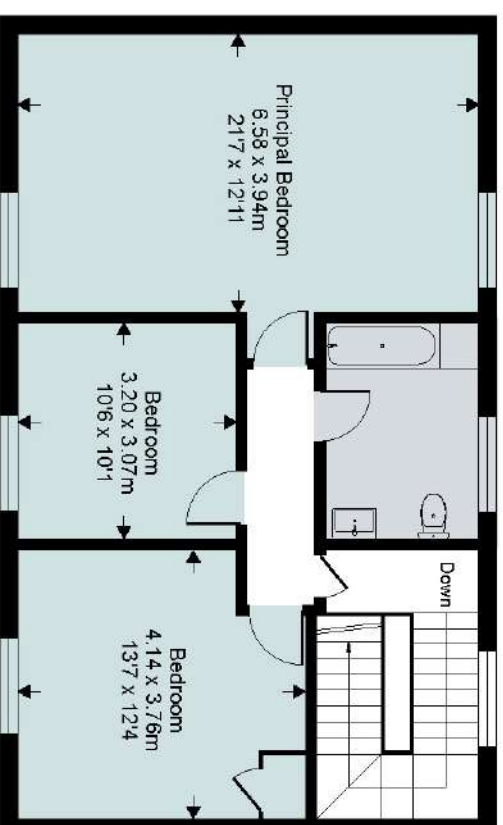
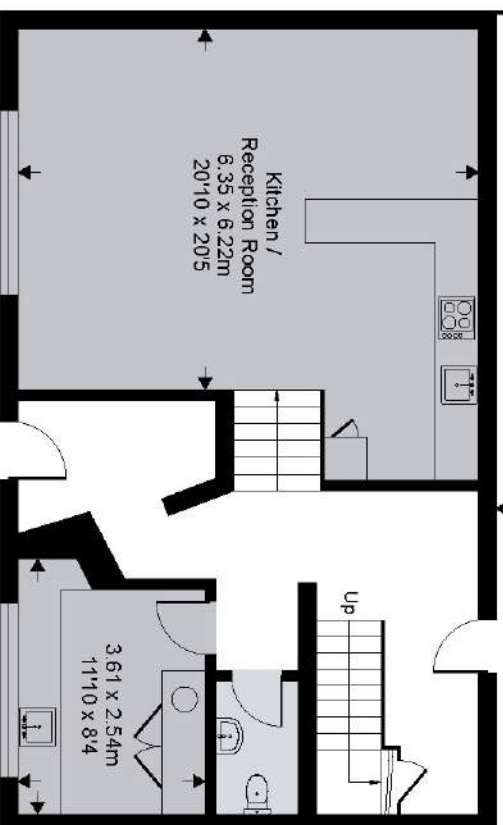
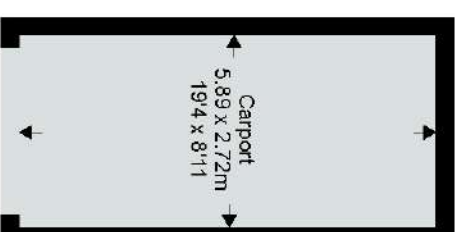
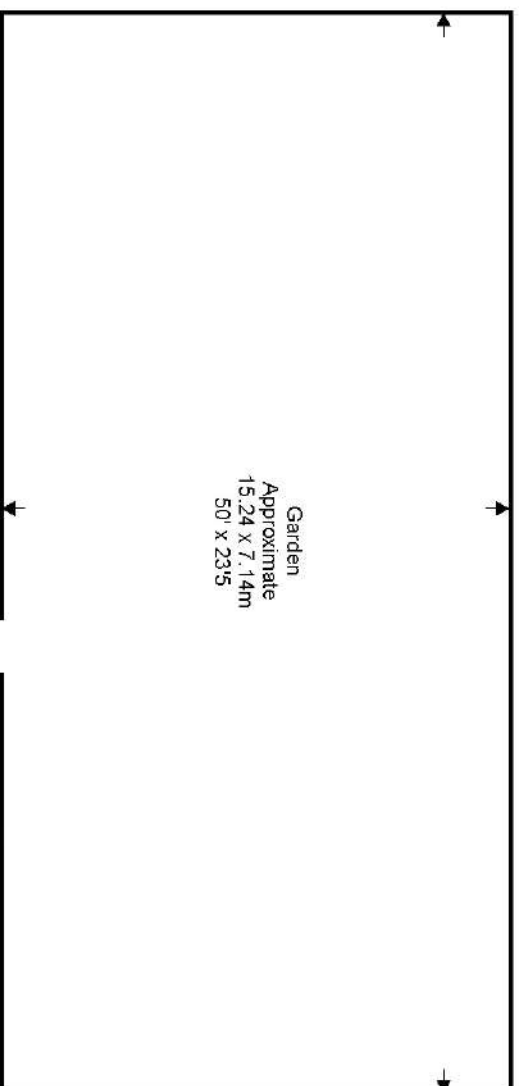
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# 9 Benacre Hall, Benacre, Beccles, NR34 7LJ

Approximate Area = 1554 sq ft / 144.3 sq m (excludes carport)

For identification only - Not to scale



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**Unfurnished, £1,550 pcm, Available Now**

APARTMENT 9, BENACRE HALL, BENACRE, BECCLES, SUFFOLK, NR34 7LJ

## DESCRIPTION

Contemporary courtyard apartment constructed over two storeys with versatile accommodation. Apartment 9 has been beautifully designed with attention to detail and provides very modern accommodation in the surroundings of a large country house.

## OUTSIDE

The garden extends to 6 acres and is for the benefit of all residents. Dating back to the 18<sup>th</sup> Century, providing a beautiful backdrop to the Hall and its buildings.

Garaging is available in a nearby carport with an additional adjacent car parking space.

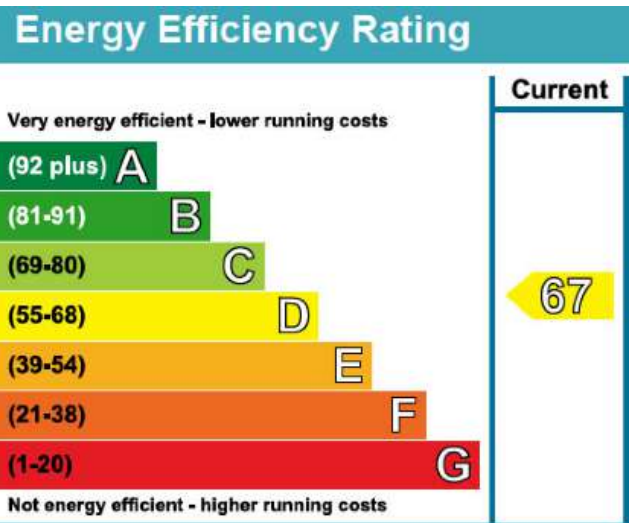
## TENANCY

Assured Shorthold Tenancy for a period of one year.

Deposit £1,788

## SERVICES

Mains water  
Klargester  
Mains electricity  
Gas heating  
Full fibre at 900+Mb  
Full Sky TV services available  
Plumbing for dishwasher  
Plumbing for washing machine  
Extractor fan/cooker hood  
Integral cooker  
Fire detection system  
Power and lights to garages and car ports



## VIEWING

Strictly by appointment only

## LOCAL INFORMATION

Benacre Hall, a Grade II Listed building, has been developed into several residential apartments. The Hall is approached over a long tree lined drive from the south through quintessential English parkland and is set within 17 acres of garden and grounds.

On leaving Ipswich, head north on the A12 for approx. 36 miles. On reaching the village of Wrentham continue through the speed limit signs and on leaving the village the gates to Benacre Park can be seen on the right-hand side. Take a right turn through the gates and continue along the drive to the main Hall.