



THE BENACRE ESTATE

Tel (01502) 675 029

Fax (01502) 742 101

www www.benacre.com

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

Apartment 5, Benacre Hall, Benacre, Suffolk, NR347LJ - 4 Bedroom Apartment Available Now

Constructed over two storeys with views westwards towards the park, this apartment has a private entrance from a terrace to the east and access to the lawn to the west and provides the following accommodation:

Ground Floor; Entrance Lobby, Hallway, Stairs to first floor, Cloakroom, WC, Utility Room, Kitchen, Dining Room, Drawing Room.

1st Floor; Landing with airing cupboard, Bedroom 1 with ensuite bathroom, Bedroom 2, Bedroom 3, Bedroom 4, Family Bathroom. Private Garage and car parking space + visitors/overflow.

Rent includes a shared portion of the communal area bills such as: Gardener, garden materials, pest control, Window Cleaning, Lift, Communal Area cleaning, communal gas, communal electricity, Inspections & safety features.

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

£2425.00 per Calendar month, Council Tax band F, EPC 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, colours and coverings 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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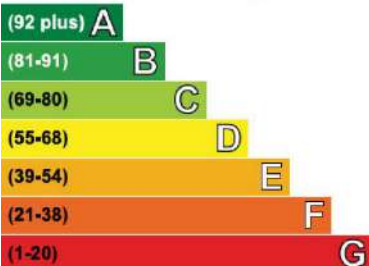
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current

64



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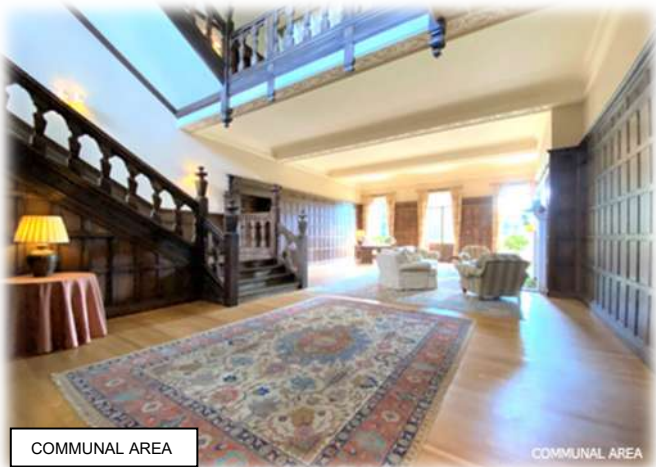
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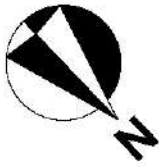
5 Benacre Hall, Benacre, Beccles, NR34 7LJ

Approximate Area = 3586 sq ft / 333.1 sq m

Garage = 230 sq ft / 21.4 sq m

Total = 3816 sq ft / 354.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbroom 2023. Produced for Savills (UK) Limited. REF: 1002772



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Detailed Description

Constructed over two storeys with views westwards towards the park this apartment has a private entrance from a terrace to the east and access to the lawn to the west.

Apartment 5 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. It dates back to the 18th Century and provides a beautiful backdrop to the Hall and its buildings.

The Victorian walled garden provides a haven of peace and tranquillity with the adjacent Grade II Listed glasshouses still in use.

TENANCY

Assured Shorthold Tenancy for a period of one year.
Deposit £1,790

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.