

THE BENACRE ESTATE

TEL WWW	(01502) 675 029 BENACRE.COM	THE ESTATE OFFICE BENACRE, BECCLES, SUFFOLK, NR34 7LJ
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Apartment 2, Benacre Hall, Available NOW - RENT £2599 PCM

3 bed apartment Nr Southwold and five minutes from sea. Constructed over two stories with westerly and easterly aspects and enjoying views over the parkland, this apartment has an entrance from the main hallway within the house and provides the following accommodation:-

Ground Floor; Entrance Hall, Stairs to First Floor, Cloakroom, WC, Drawing Room, Study, Dining Room, Kitchen, Utility Room, Large Cellar. Large Communal Gardens and slip gardens.

First Floor; Secondary Entrance off main landing with access to lift, Hall with Airing cupboard, Bedroom 1 with en-suite Dressing Room & Shower Room, Bedroom 2, Bedroom 3 with en-suite Dressing Room & Bathroom, Family Bathroom, 1 Garage in courtyard with additional rights to parking to the left of the portico entrance.

Rent includes a shared portion of the communal area bills such as:

Gardening costs (salary, pest control and materials). Klargester. Fire, Alarm, CO2 & Smoke systems. Window cleaning. Lift services, inspections & safety features. Communal area cleaning. Communal areas electricity & gas are billed individually.

Ultrafast Fibre 2 broadband and full Sky Services, (including sky Q) now available. EPC E.

RENT £2599 PCM – DEPOSIT £2500



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 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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Apartment 2

Constructed over two storeys with westerly and easterly aspects and enjoying views over parkland, this apartment has an entrance from the main hallway within the house and provides the following accommodation:-

Key Ground Plans



Ground Floor

- Entrance Hall, Stairs to First Floor
- Cloakroom
- Drawing Room 9.64m x 6.8m (31'8" x 22'x3")
- Study 2.58m x 5.97m (8'5" x 19'7")
- Dining Room 5.84m x 5.5m (19'2" x 18'1")
- Kitchen (with access to cellar) 6.28m x 6.0m (20'7" x 19'8")
- Access to Garden
- Utility Room 3.62m x 2.1m (11'10" x 7')

First Floor

- Secondary Entrance off main landing with access to lift.
- Hall with Airing Cupboard.
- Bedroom 1 6.59m x 6.91m (21'7" x 22'8")
- Ensuite Dressing Room / Shower Room
- Bedroom 2 5.89m x 6.11m (19'4" x 20')
- Bedroom 3 6.62m x 6.09m(max) (21'9" x 20'(max))
- Ensuite Bathroom / Dressing Room
- Family Bathroom

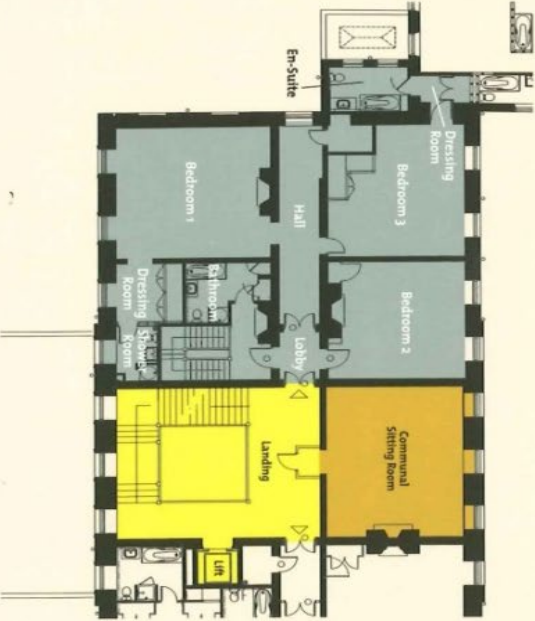
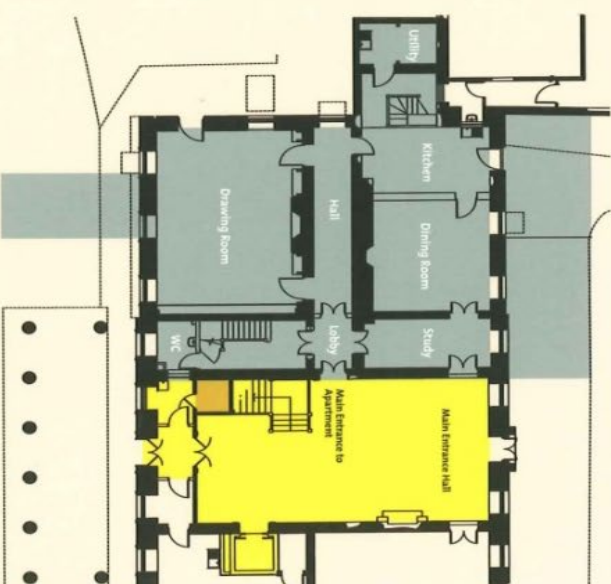
Notes

Private cellarge is available. Garaging is available in the Courtyard with additional rights to park to the left of the portico entrance.

Common Areas
(Accessible to all tenants)

Extent of Apartment 2

Landlord Areas



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