



THE BENACRE ESTATE

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

Apartment 11 – Available Now

Contemporary Courtyard 2 Bed Apartment 11 constructed over two storeys; this apartment provides the following accommodation;

Ground Floor: Hall, WC and stairs to First Floor

1st Floor- Landing, Studio Accommodation including Kitchen / Dining and Sitting Area, Bathroom, Bedroom 1, Bedroom 2 / Study.

Large Communal Gardens, including slip gardens, Private Car Parking for 2 cars and visitors parking

Full Fibre broadband at 1.6Gb & Full Sky Services available.

£1250.00 per Calendar month, EPC rating D, Council Tax band C



IMPORTANT NOTICE

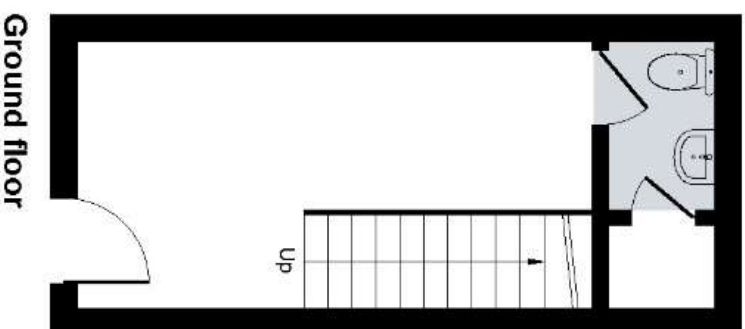
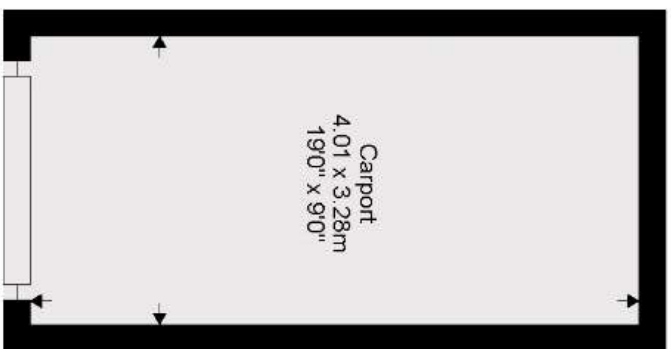
Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only, and must not be relied on, colour's might have changed and are not necessarily comprehensive. Some photographs are of the communal areas. These particulars do not form part of any offer or contract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



11 Benacre Hall, Benacre, Beccles, NR34 7LJ

Approximate Area = 1067 sq ft / 99.1 sq m (excludes carport)

For identification only - Not to scale



Ground floor



First floor

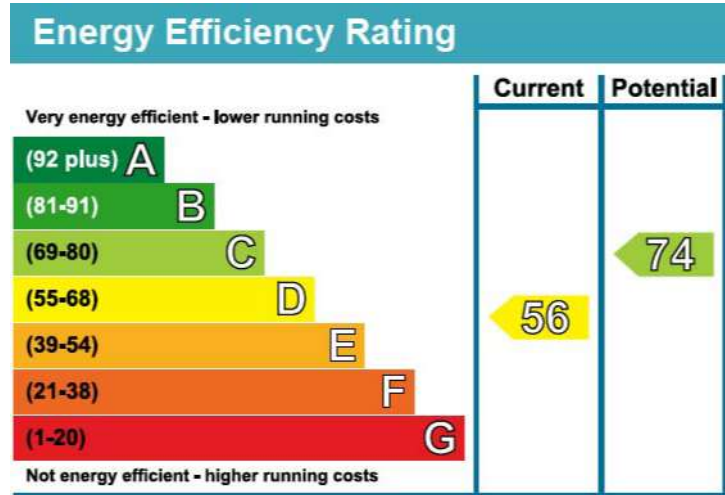


TENANCY

Assured Shorthold Tenancy for a period of one year. Deposit £1,200

SERVICES

- Mains water
- Klargester
- Mains electricity
- Gas heating
- Full fibre at 1.6Gb available
- 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.