



Waveney Place

Harleston

McCarthy Stone
Retirement living *your way*



Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

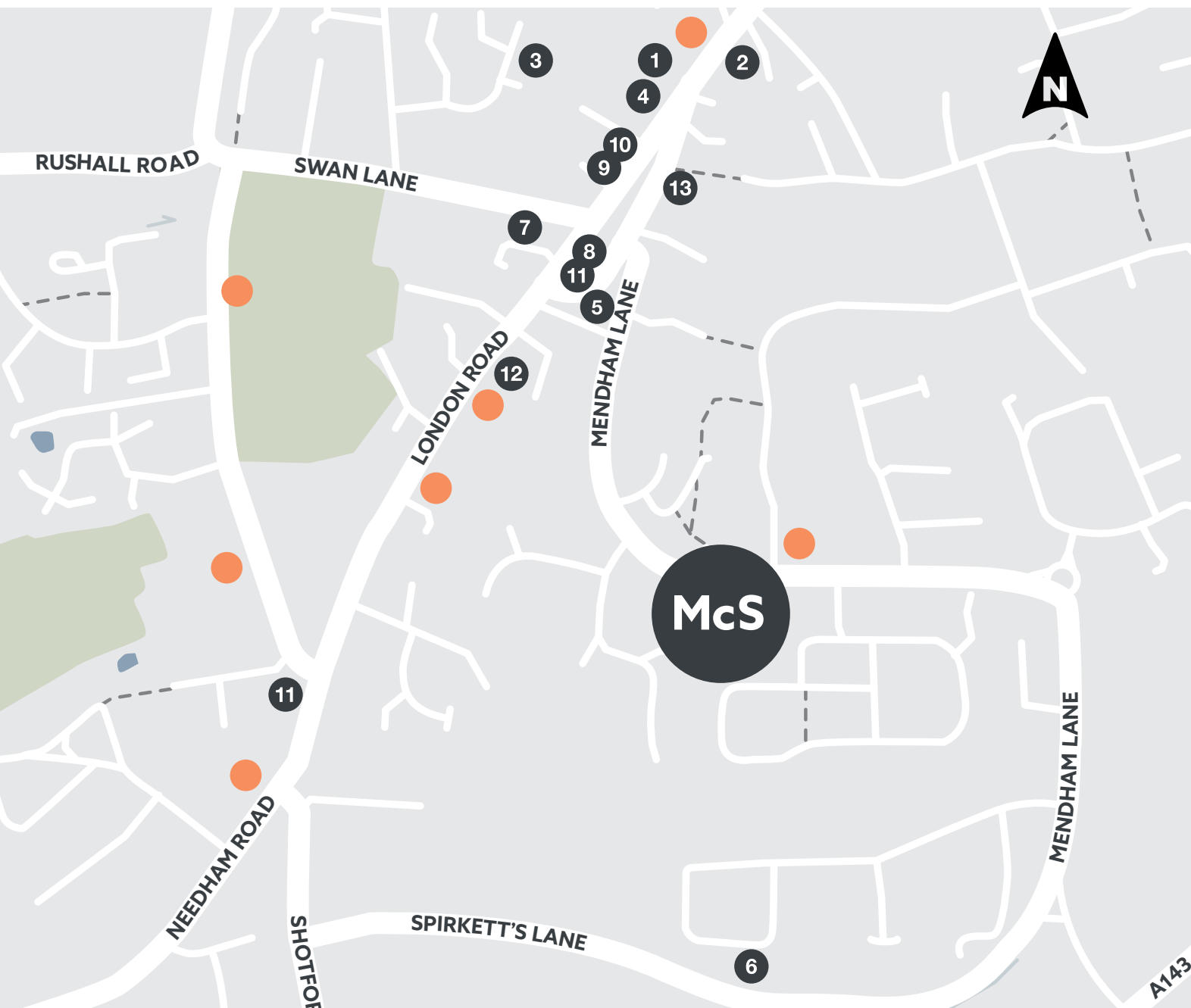
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Harleston

Enjoy relaxed, country living



- | | | |
|---------------|-------------------------|--------------------------|
| 1 Doctors | 5 Hairdresser | 10 Café |
| 2 Dentist | 6 Shotford Bowling Club | 11 Restaurant |
| 3 Supermarket | 7 Pharmacy | 12 Fish and Chip shop |
| 4 Opticians | 8 Post Office | 13 Bus and Coach Station |
| | 9 Public House | Orange dot Bus stop |



Waveney Place is ideally situated to help you take full advantage of the town and the surrounding area. A brief stroll will take you to the main shopping area. Here you'll find a mix of independent retailers including a butcher, baker, several boutiques, and antique sellers. There's even a shop for chocolate. For everyday essentials, a Co-op Food is just half a mile from the development. The popular weekly market attracts an eclectic mix of stalls.

Food lovers will find plenty to tempt their tastebuds. For traditional pub grub, head to the Wortwell Bell or the Red Lion. If you enjoy Asian cuisine, the Momiji Japanese restaurant and the Taste of the Raj are firm favourites. The Parlour Tea Rooms provide a quirky spot for afternoon tea and cake.

You'll find the town has retained some architectural gems. Overlooked by an Italianate clock tower, the Market Place is a delight with its fine Georgian houses and courtyards. To discover more about the local history pop into the tiny but informative Harleston Museum.



Harleston's motto is 'Time for Everyone' and the town retains a vibrant community spirit with lots of local clubs, organisations, and activities. During the year there are several cultural events including an art trail and a much-loved festival.

Live life your way

If you enjoy picturesque walks or bike rides, you'll be spoilt for choice. Harleston is situated near to the banks of the River Waveney in the heart of the Waveney Valley. Both beautiful and tranquil, it has plenty for photographers, artists and those wanting to see wildlife close at hand. Harleston has superb travel links too. The bustling city of Norwich is just 20 miles away by bus or car. Direct rail services from Diss will whisk you to London in just 90 minutes. The A12 and A143 are within easy reach.

You'll be well looked after in Harleston

Designed with the over 60s in mind, Waveney Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

On first sight your eyes will be immediately drawn to the traditional style of the building. The elegant brickwork and pitched roofs are pleasing on the eye, as is the beautifully tended front garden.

As you approach the main apartment building at Waveney Place, you'll enter a light and airy reception area. It always offers a warm welcome to apartment owners, friends, or family members alike. From here you'll enter the social hub of the development, the communal lounge.

This is where our community can spend time together. From catching up over a morning coffee to an evening social event, it's designed to be filled with fun and laughter.

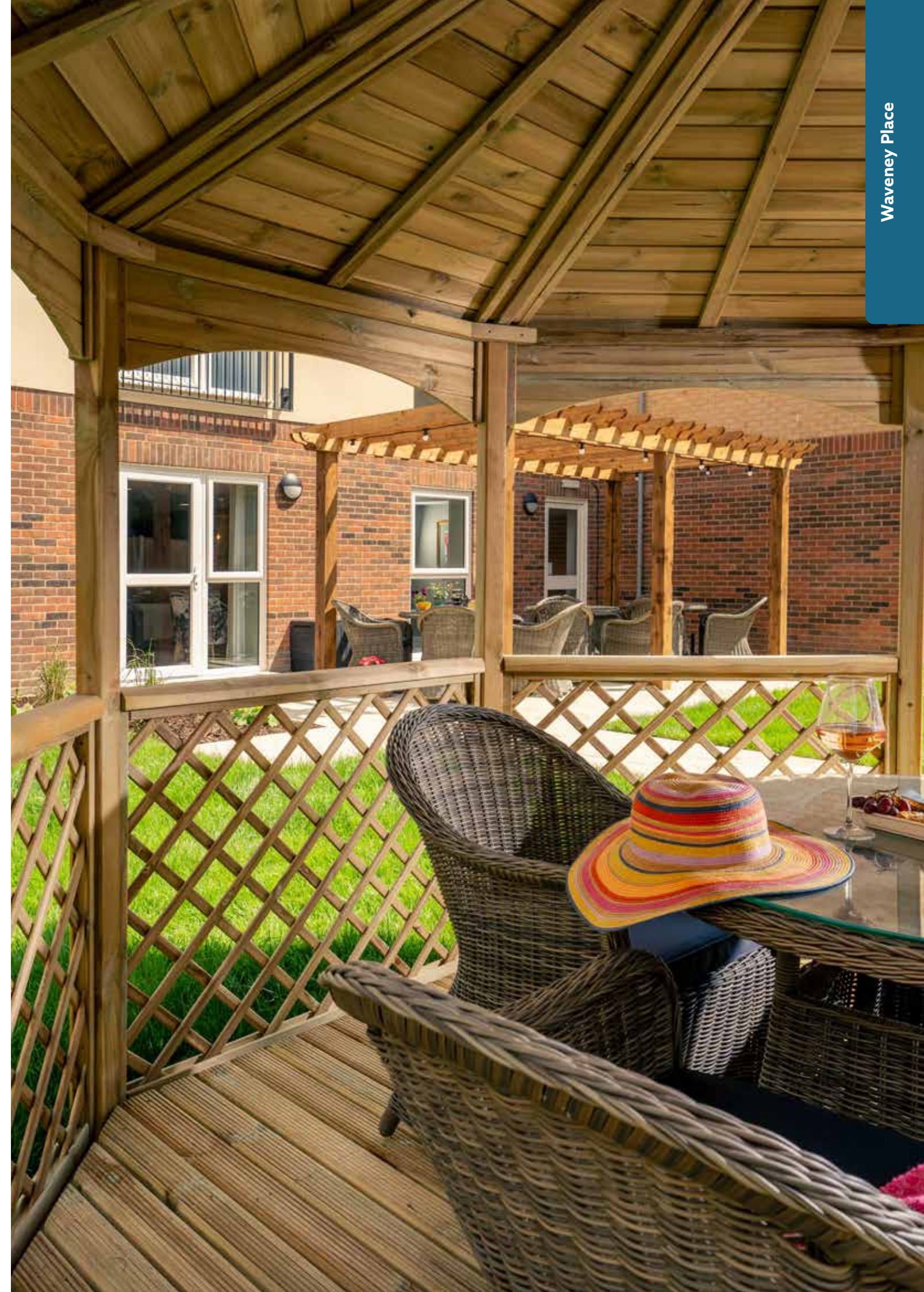
Of course, if you just want to settle down with a good book or a newspaper, you'll find plenty of quiet spots too.

You can also enjoy the landscaped garden beyond the patio doors. Thanks to the comfy seating, the patio with its eye-catching pergola, is an ideal spot for soaking up some sun come the warmer months.

From here you can follow a pathway to the adjacent gazebo. It's the perfect opportunity to admire the many immaculate beds and borders. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues.

When the mood takes you, there's even a boules pitch for anyone who enjoys this traditional French game.

What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you.





More for you

Guest Suite^{^#}

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

Pets Welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging point[#]

An accessible space available where mobility scooters can be charged.

Parking[#]

Spaces are available for purchase.

Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Waveney Place is no exception.

Comprising 40 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing or renting your apartment at Waveney Place, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents, to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.

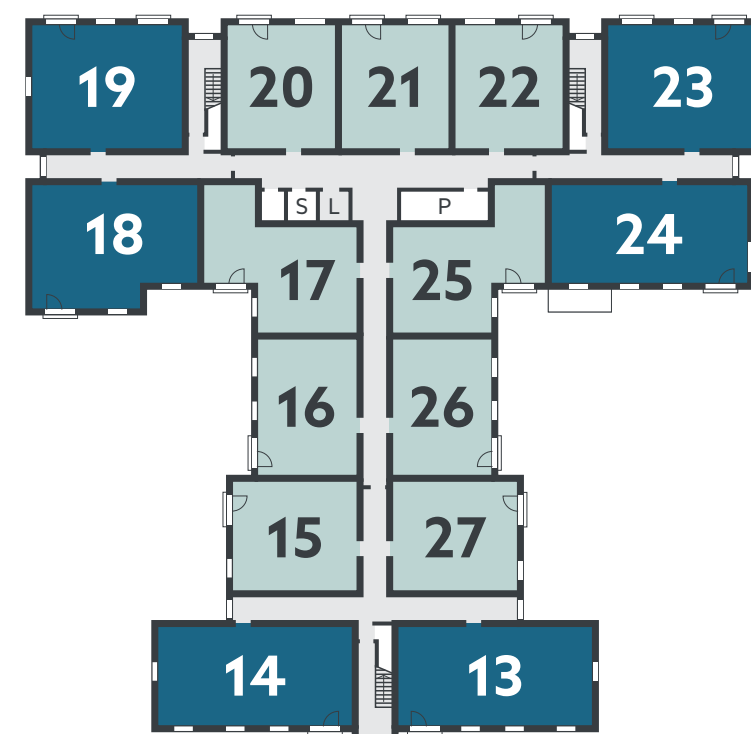


Waveney Place

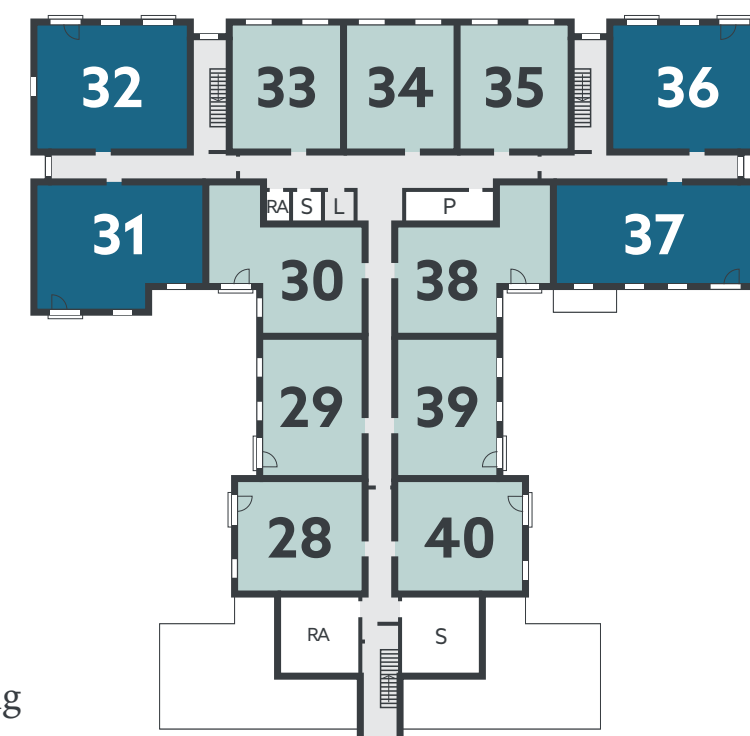
Ground Floor



First Floor



Second Floor



- 1 bedroom apartment
- 2 bedroom apartment

- C - Coffee Bar
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- LR - Laundry Room
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Reception
- RR - Refuse & Recycling
- S - Store Room

Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/waveney-place

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and bedroom(s)
- ▶ Sky connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and glass splashback
- ▶ Anthracite composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel radiators
- ▶ Neutral décor
- ▶ White panelled doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Mirror with a separate shaver socket
- ▶ Heated towel rail

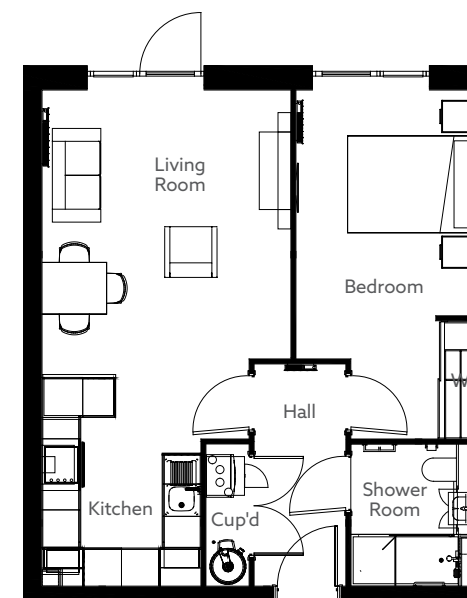
Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

Approximate room sizes

One Bedroom



Bedroom (Max)

9' 0" x 18' 8" / 2765mm x 5695mm

Living (Max)

12' 7" x 14' 5" / 3850mm x 4400mm

Kitchen (Max)

10' 6" x 8' 0" / 3225mm x 2460mm

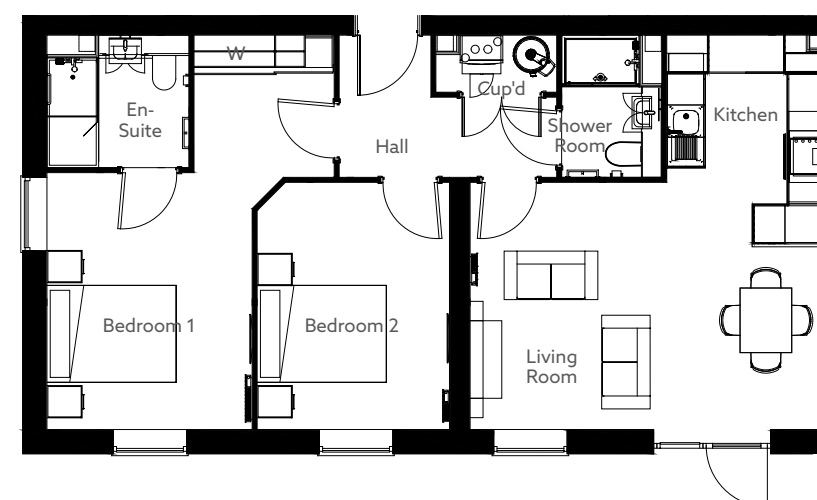
Hallway (Max)

4' 7" x 11' 3" / 1420mm x 3435mm

Shower Room (Max)

6' 3" x 7' 2" / 1915mm x 2200mm

Two Bedroom



Bedroom 1

10' 5" x 13' 0" / 3175mm x 3975mm

Bedroom 2 (Max)

9' 9" x 12' 6" / 2975mm x 3825mm

Living (Max)

18' 0" x 12' 6" / 5500mm x 3825mm

Kitchen (Max)

7' 11" x 10' 7" / 2435mm x 3227mm

En-Suite (Max)

7' 2" x 6' 8" / 2200mm x 2050mm

Shower Room (Max)

5' 1" x 7' 2" / 1550mm x 2200mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before, you may have questions about how this works.

When you consider the services available at Waveney Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Waveney Place's web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/waveney-place to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

August 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/waveney-place

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Retirement living *your way*

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