



MM

Waveney Place,
Harleston, Norfolk

MM

**MUSKER
MCINTYRE**
ESTATE AGENTS

A spacious first floor retirement apartment situated within this popular McCarthy & Stone built development for the over 60's age group and offered to the market with no onward chain. The apartment has an open plan living/kitchen area, a double bedroom and a well appointed shower room. Residents also have the use of wonderful ground floor communal sitting room and attractive outside seating area.

Accommodation comprises briefly:

- Entrance Hall
- Open Plan Sitting Room/Kitchen
- Double Bedroom with Built-in Wardrobe
- Shower Room
- Communal Sitting Room
- 24 hour Emergency Careline
- Communal Outside Seating Area
- Parking Area (not allocated)
- No Onward Chain

The Property

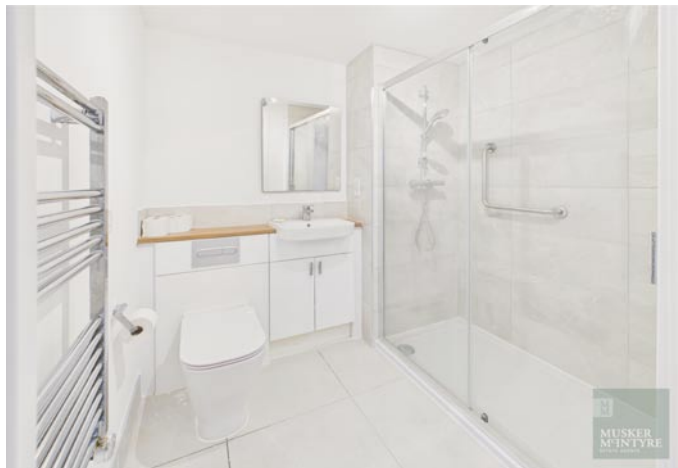
Access to the apartment is via the communal sitting with either stairs or a lift up to the first floor where you will find number 21. The entrance door opens into the hallway which has a large cupboard with plumbing for a washing machine and houses the hot water tank and heating controls. A door opens into the open plan kitchen/sitting room, which is a wonderfully bright room, with a full length window overlooking the front aspect. The kitchen area is well fitted with a matching range of wall, base and drawer units, ample work top space, built-in eye level oven, hob with extractor over and an integrated fridge/freezer. The bedroom is again lovely and bright with full length window to the front and a built-in wardrobe with mirrored sliding doors. The shower room with tiled floor and heated towel rail completes the accommodation and comprises a fully tiled, double length shower cubicle and WC and wash basin set in a vanity unit.

Outside

There is a parking area for resident's and visitors (not allocated) and an attractive communal seating area.

Waveney Place, Harleston





Location

The property is situated in Waveney Place, which is conveniently situated for the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. The town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric heating and immersion for the hot water.
Mains drainage, electricity and water are connected.
EPC Rating: B

Local Authority:

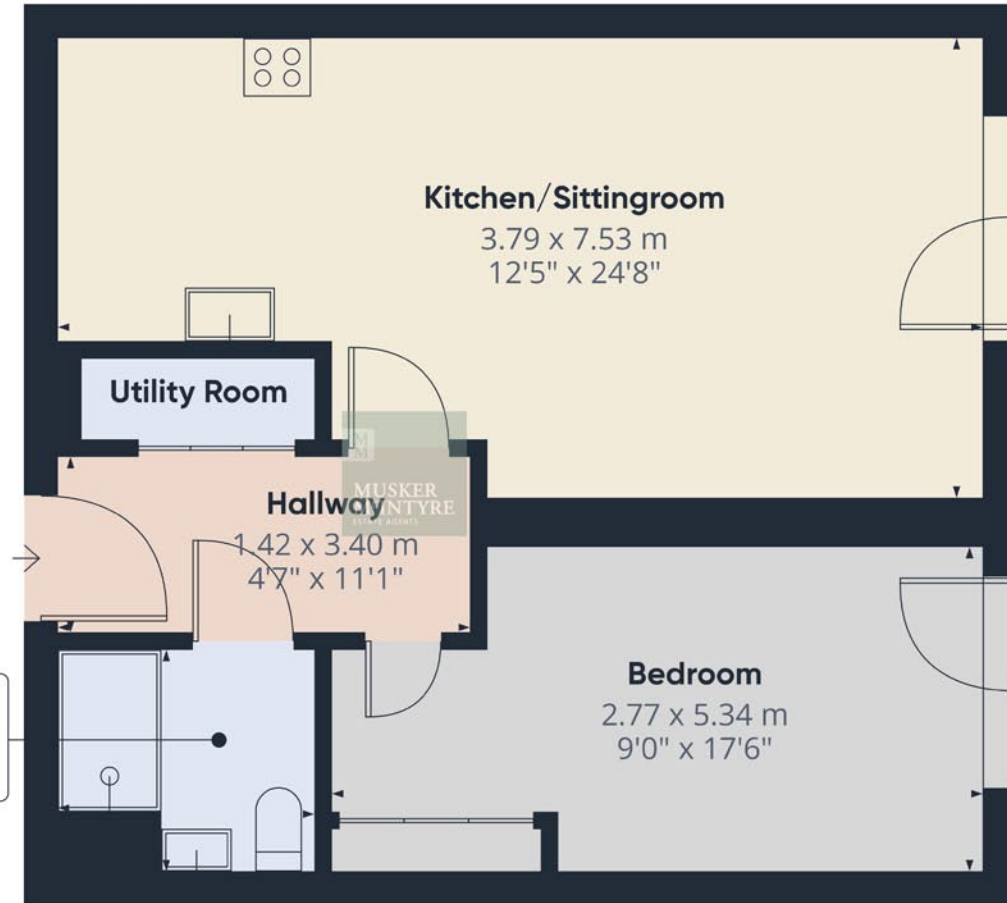
South Norfolk District Council
Council Tax Band: A
Postal Code: IP20 9EW

Tenure

Leasehold with approximately 997 years remaining on a 999 year lease which commenced 01/01/2023.
Service charge - currently £321.39 per month which includes the water charge, external maintenance, buildings insurance, estate manager and 24 hour emergency care line. Although the apartment is Shared Ownership no monthly rent is payable.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



Approximate total area⁽¹⁾
48.9 m²
527 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

75% Share: £142,500

To arrange a viewing, please call 01379 882535

Covering Norfolk & Suffolk:

Harleston 01379 882535

Bungay 01986 888160

Halesworth 01986 888205



www.muskermcintyre.co.uk

A member of **OnTheMarket**™



HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.