



**Mendham Lane, Harleston, IP20 9DN**



**\*\*Shared Ownership\*\***

Introducing stunning 1 & 2 bedroom Apartments in The Waveney Place, Harleston – built by the award-winning developers McCarthy Stone. These stunning 1 & 2 bedroom apartments combine style and practicality. With ergonomically designed layout, low maintenance features and intelligent safety and security systems, these elegant retirement apartments offer the perfect blend of comfort and peace of mind.

# Mendham Lane, Harleston

## Key Features

- 75% Shared ownership
- Ground/First Floor Apartments
- 10 year NHBC certificate
- Walking Distance to Town Centre
- 24 hour Emergency call system
- Large Communal Areas
- Council Tax Band
- Freehold
- Energy Efficiency Rating TBC.

## Situation

Discover the perfect location at Waveney Place, where you can fully embrace the charm of the town and its surroundings. Just a short walk away, you'll find a vibrant shopping area filled with independent retailers offering everything from gourmet chocolate to trendy boutiques. And for everyday needs, a Co-op Food store is conveniently located just half a mile from the development.

Food enthusiasts will be delighted by the array of dining options. Indulge in traditional pub grub at the Wortwell Bell or the Red Lion, or savour Asian cuisine at favourites like the Momiji Japanese restaurant and Taste of the Raj. And for a unique experience, don't miss the Parlour Tea Rooms, where you can enjoy a quirky afternoon tea with delectable cakes.

As you explore the town, you'll be captivated by its architectural gems. The Market Place, adorned with an elegant Italianate clock tower, showcases stunning Georgian houses and charming courtyards. And for a glimpse into local history, visit the Harleston Museum, which despite its small size, offers fascinating insights.

Embracing its motto of 'Time for Everyone,' Harleston has a thriving community spirit with numerous local clubs, organizations and activities. Throughout the year, the town hosts exciting cultural events, including an art trail and a beloved festival.

Nature enthusiasts will be enchanted by the picturesque walks and bike rides near Harleston. Situated on the banks of the tranquil River Waveney in the heart of the stunning Waveney Valley, the area is a haven for photographers, artists and wildlife enthusiasts.

When it comes to travel, Harleston boasts excellent connections, just 20 miles to the North is the bustling city of Norwich, offering a wide range of attractions. And for those venturing further afield, direct rail services from Diss can whisk you to London in just 90 minutes. With easy access to major roadways for seamless travel the A12 and A143 are within easy reach.

## Waveney Place – Development features

Embrace the perfect blend of tradition and modernity at Waveney Place. This stunning development in Harleston pays homage to the town's architectural heritage while offering a range of contemporary living options. The development consists of a mix of spacious one and two-bedroom apartments, two three-bedroom cottages, two-bedroom coach houses plus a choice of a one or two-bedroom bungalow. Each property is exquisitely finished and comes fitted with carpets and flooring.

As you approach, you'll be captivated by the timeless charm of the buildings, with their elegant brickwork and pitched roofs. The meticulously maintained front garden only adds to the appeal.

Waveney Place caters to various lifestyles, with apartments, cottages, bungalows and coach houses. Step into the bright and welcoming reception area of the apartment building, where residents and guests are always greeted with warmth.

The heart of the community lies within the communal lounge, designed to foster connection and enjoyment. Whether you're catching up over coffee or attending an evening social, laughter and good times are guaranteed. If you prefer a quieter moment with a book or newspaper, there are plenty of cozy corners available.

Living in an apartment not only grants you access to the lounge, but also opens up the landscaped garden beyond the patio doors. Relax on the comfortable seating, basking in the sun under the eye-catching pergola during warmer months.

A pathway leads to the adjacent gazebo, where you can admire the meticulously curated beds and borders. Each plant and tree has been carefully selected to create a garden that thrives in every season, exclusively for apartment owners.

For those who enjoy the classic game of boules, a dedicated pitch awaits. Plus, you won't have to worry about tending to the garden – our team takes care of all the maintenance, allowing you to fully appreciate the outdoor spaces without lifting a finger.



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## Additional benefits

### GUEST SUITE\*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's 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 the Sales Consultant for further details on our pet policy.

### MOBILITY SCOOTER CHARGING

Easily accessible space available where mobility scooters can be charged safely and securely.

### PARKING

Spaces are available for purchase with apartments\*. All bungalows, cottages and coach houses come with a garage and an additional parking space.

## APARTMENTS.

### GENERAL

- Double glazing to all windows
- Juliette balcony or patio to selected apartments
- Fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*

### KITCHEN

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

### SHOWER ROOM

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

### HEATING AND FINISHES

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

### SAFETY AND SECURITY

- Door camera entry system which is linked to your TV
- 24-hour emergency call system with a personal pendant alarm
- Smoke detector
- Illuminated light switches to cupboards and bedroom(s)

### SERVICES

Council tax band - TBC

Electric heating

Leasehold property with a term of 999 years from 23/1/2023

Weekly service charge applicable – please contact the selling agent

Service charges to include - 24 hour Emergency monitoring, heating and lighting of communal areas, water & sewerage, building insurance PI insurance, grounds maintenance, window cleaning, communal areas cleaning, general maintenance and contingency fund

**AGENTS NOTE:** Photographs are examples of 1 and 2 bed properties.



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Property Name	No. of Bedrooms	Floor	Price
Property 11	1	Ground	£187,500
Property 13	2	First	£247,500
Property 14	2	First	£247,500
Property 16	1	First	£176,250
Property 19	2	First	£217,500
Property 23	2	First	£217,500
Property 24	2	First	£240,000
Property 25	1	First	£180,000
Property 26	1	First	£172,500
Property 27	1	First	£176,250
Property 33	1	Second	£165,000
Property 34	1	Second	£165,000
Property 39	1	Second	£172,500

