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*Waveney Court,*  
Harleston, Norfolk

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ESTATE AGENTS

## *Waveney Court, Harleston*

A spacious ground 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/dining area, a double bedroom and a well appointed shower room. Residents also have the use of wonderful ground floor communal sitting room and outside seating area and the apartment also has the benefit of it's own paved seating area to the front.

### **Accommodation comprises briefly:**

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

### **The Property**

Access to the apartment is via the main entrance to the development where number 12 will be found immediately on the right hand side. 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/dining/sitting room, which is a wonderfully bright room, with a door with glazed side panel leading out to a paved seating area and a further window overlooks 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 which isn't allocated and an attractive communal outdoor seating area. The apartment has the benefit of it's own paved seating area to the front.





### Location

The property is situated in Waveney Court, 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

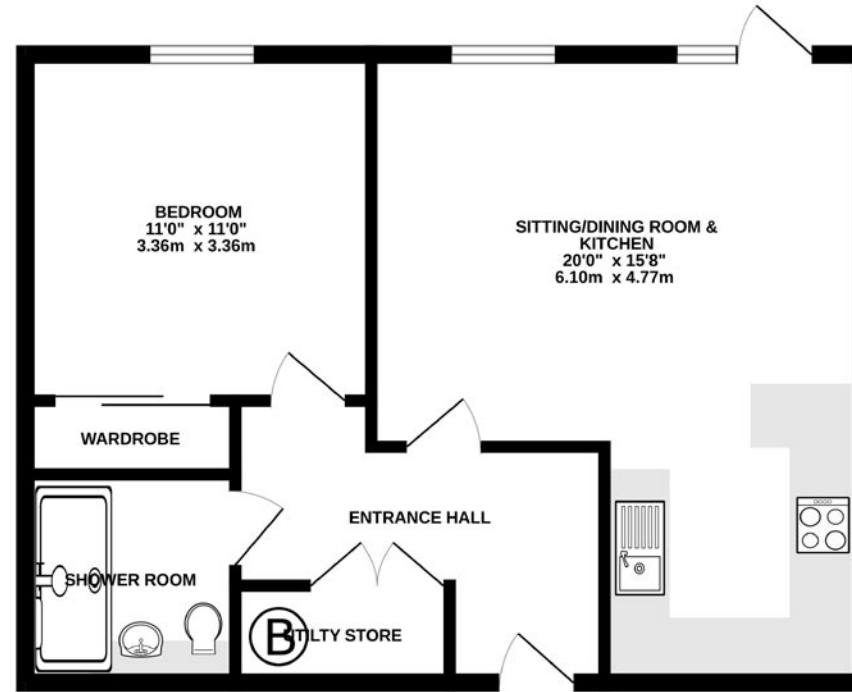
### Tenure

Leasehold with approximately 997 years remaining on a 999 year lease which commenced on 1/1/2023.  
Service charge - currently £3,856.53 per annum which includes the water charge, external maintenance, buildings insurance, estate manager, 24 hour emergency care line and upkeep of the communal areas.

### 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.

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Guide Price: £179,950**

To arrange a viewing, please call 01379 882535

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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.

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