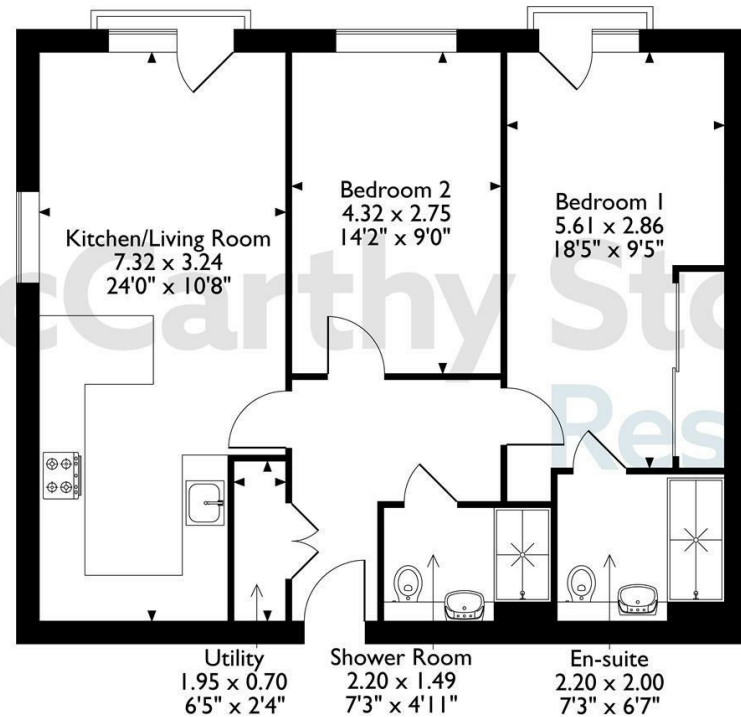


19 Waveney Place, Waveney Court, Harleston, Norfolk
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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19 Waveney Place

Mendham Lane, Harleston, IP20 9EW



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Asking price £190,000 Leasehold

Owned Share: 75% | Monthly Rent: £0

A BRIGHT two bedroomed apartment situated on the first floor with the benefit of a dual aspect lounge with JULIET BALCONY from the lounge, modern open plan kitchen and en-suite to the master bedroom.

Waveney Place is a McCarthy & Stone retirement living development.

For further details, please call 0345 556 4104

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Registered in England and Wales No. 10716544

Waveney Place, Mendham Lane, Harleston

2 Bed | £190,000

Shared Ownership

This property is owned 75% by the seller and 25% by McCarthy Stone Shared Ownership Ltd.

Waveney Place

This attractive retirement development is in a tranquil location with easy access to Harleston town centre in stunning south Norfolk, exclusive to the over 60s. Harleston itself has been voted Norfolk's town of the year on several occasions and it's not hard to see why. Aside from its enviable location, it packs a punch when it comes to enjoying a vibrant community feel and a long history.

Situated on Mendham Lane, this new development benefits from its close location to Harleston's town centre. There are many shops nearby, including a Co-op Food which is 0.5 miles away. There is also a good selection of cafes just 0.5 miles from the development. Further afield, the busy city of Norwich is 20 miles away and can be reached by bus or car.

This retirement development designed to create a strong neighbourly feel with a luxurious communal lounge and beautiful shared garden to relax and socialise in. The development already has a vibrant community, with events such as: Cheese & Wine, Coffee mornings and afternoons, Fish & Chip Friday, Movie afternoons, Pimms and Strawberries in the garden and Afternoon tea. When your friends and family wish to visit, they too can enjoy comfort and privacy in the hotel-style guest suite.

Entrance Hall

Front door leads to the entrance hall doors lead to the open plan lounge & kitchen, both bedrooms and shower room.

Open Plan Lounge

A bright and spacious lounge with French doors that open onto a Juliet balcony and additional side window allowing lots of natural light into the room. The room provides plenty of space for dining table and chairs. TV point with Sky+ connectivity, two ceiling lights and raised power sockets.

Kitchen

Leading to the modern open plan kitchen with a range of matte grey wall and base units with wood effect worktop. Inset single

drainer, black sink with chrome mixer tap, integrated. Quality appliances, including waist height oven, ceramic hob, glass splashback with extractor fan and integral fridge/freezer.

Master Bedroom

A spacious bedroom that boasts a Juliet balcony with views over the front elevation. Built in mirror fronted wardrobe with sliding doors. TV point with Sky+ connectivity, ceiling light and raised power sockets.

En-suite

Fully tiled and fitted large walk in shower with glass screen and support rail. Vanity unit with inset wash hand basin, storage and fitted mirror above, WC, wall mounted heated towel rail and extractor fan.

Bedroom Two

Spacious second bedroom which could be used as a dining of hobby/ study room. Room also has a large almost full length window allowing lots of light in and providing outlook over the front elevation. Ceiling light and raised power sockets.

Shower Room

Fully tiled and fitted double shower cubicle with glass sliding door and and support rail. Vanity unit with inset wash hand basin, storage and fitted mirror above, WC, wall mounted heated towel rail and extractor fan.

Service Charge

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The cost of the excellent House Manager who oversees the smooth running of the development

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge £3,889.02 for the financial year ending 28/02/2027.

The Lease is for 999 years from 1st Jan 2023.

Additional Services & Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

