Excellent

Trustpilot

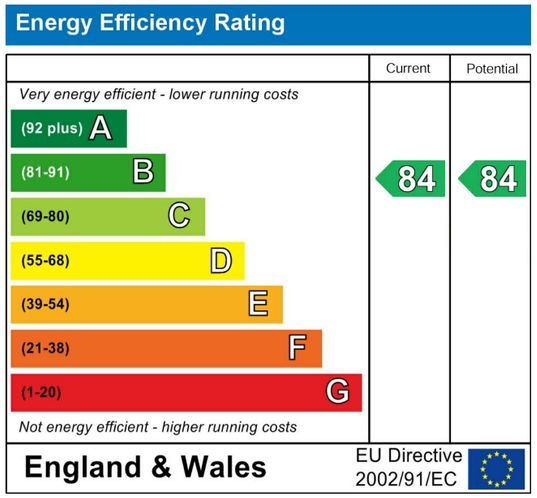
McCarthy & Stone
Resales.

23
71 SQM
764.23 SQFT



Bedroom 1 (Max)	9' 4" x 18' 4"	2865mm x 5590mm
Bedroom 2 (Max)	9' 2" x 14' 0"	2800mm x 4285mm
Living (Max)	10' 5" x 14' 5"	3185mm x 4400mm
Kitchen (Max)	8' 0" x 10' 6"	2445mm x 3225mm
Hallway (Max)	9' 2" x 10' 10"	2800mm x 3310mm
En-Suite (Max)	7' 3" x 6' 6"	2215mm x 2005mm
Shower Room (Max)	4' 11" x 7' 2"	1505mm x 2200mm





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. 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, wasted time or travel expenses. The details contained within this brochure 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 Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







23 Waveney Place

Mendham Lane, Harleston, IP20 9EW

2 2 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Waveney Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £206,250
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom, First floor retirement apartment
- Two Juliet balconies
- Dual Aspect living room
- Open Plan Kitchen
- Emergency call system
- Lift to all floors
- Homeowners lounge where social events take place
- Guest suite for family and friends
- Landscaped gardens
- House Manager

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Waveney Place, Harleston

2 | 2 | Asking price £206,250

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.

Apartment Overview

This lovely first floor, two bedroom apartment is arranged around a large open plan lounge and kitchen with space for both lounging and dining, a Juliet balcony reached through double glazed doors and dual aspect windows that fill the room with light. The modern kitchen is fitted with a range of matte white wall and base units beneath wood effect worktops, an inset single drainer black sink with chrome mixer tap, and quality integrated appliances including a waist height oven, ceramic hob with glass splashback and extractor fan, and an integral fridge/freezer. The double principal bedroom also has a large window and Juliet balcony, along with a large wardrobe with mirrored doors, and benefits from a fully tiled en-suite shower room with a double shower cubicle with sliding glass door and support rail, a vanity unit with inset wash hand basin, storage and fitted mirror, WC, wall-mounted heated towel rail and extractor fan. Off the corridor is a second double bedroom that could equally serve as a hobby room or study, a second fully tiled shower room finished to the same specification, and a storage cupboard.

Social Lifestyle

Socialising is high on the agenda at Waveney Place and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

Landscaped Gardens

Waveney Place boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Car Parking Scheme

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Lease Information
999 years from1st January 2015

Shared Ownership

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

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Service Charge: £5,833.53 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Moving Made Easy

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 to.
- 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.

For more information speak with our Property Consultant today.













