



Waveney Place Waveney Court, Harleston - IP20 9EW



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Harleston

NO CHAIN! Presenting a STUNNING FIRST FLOOR APARTMENT in IMMACULATE ORDER, this spacious TWO BEDROOM FLAT forms part of a highly regarded McCarthy & Stone RETIREMENT COMPLEX FOR THE OVER 60'S, with dedicated staff on site for peace of mind. Offering over 730 SQFT INTERNALLY (stms), the property welcomes you via a secure communal entrance, leading to a beautifully maintained hallway and lift access. Step inside to discover a hallway with fitted storage leading to an IMPRESSIVE MAIN 24' KITCHEN/RECEPTION SPACE, designed for both relaxation and entertaining, with ample room for dining and comfortable seating (ideal for hosting guests or enjoying quiet evenings in). There is also a JULIETTE BALCONY facing the south facing gardens. The CONTEMPORARY FITTED KITCHEN features high-quality integrated appliances, generous storage, and sleek worktops, seamlessly flowing into the open-plan living area. TWO LARGE DOUBLE BEDROOMS provide excellent flexibility, both with fitted wardrobes and pleasant outlooks, while TWO MODERN SHOWER ROOMS (one en-suite) offer stylish finishes and easy access. Residents benefit from a STYLISH COMMUNAL LOUNGE, perfect for socialising or enjoying organised activities, as well as a welcoming entrance lobby with seating.



The apartment also includes double glazing, electric heating, and ample storage throughout, ensuring comfort and practicality. Externally the shared LANDSCAPED GROUNDS FOR RESIDENTS can be enjoyed throughout the year. Mature planting, well-tended lawns, and colourful borders create a tranquil setting, ideal for morning strolls or relaxing with a book in the sunshine. Attractive seating areas and private corners offer opportunities for peaceful reflection or friendly conversation with neighbours. The property also boasts an OFF ROAD PARKING SPACE to the front of the building (allocated for convenience).

Council Tax band: B
Tenure: Leasehold

- No Chain!
- Stunning First Floor Apartment In Immaculate Order
- Retirement Complex For The Over 60's With Staff On Site
- Over 730 SQFT Internally (stms)
- Impressive Main 24' Kitchen/Reception Space
- Two Large Double Bedrooms & Two Shower Rooms
- Stylish Communal Lounge & Landscaped Grounds For Residents
- Off Road Parking Space

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.

SETTING THE SCENE

Situated on Mendham Lane, this new development benefits from its close location to Harleston's town centre. Secure gates to the side provide access into the grounds where a parking space space 'Space U' can be found to the front of the building which belongs to the apartment. The main entrance door to the building is straight ahead with secure access.

THE GRAND TOUR

Entering via the main entrance door, the apartment benefits from a spacious hallway with fitted storage housing a plumbing for a washer/dryer as well as access to the shower room and w/c. The impressive 24' open plan sitting/dining room with kitchen leads off the hallway with Juliette balcony to the far end overlooking the communal grounds. The kitchen has been well fitted with a range of wall and base level units and various integrated appliances. This flows effortlessly into the reception space with space for sitting and dining. Bedroom one has a luxurious en-suite shower room as well as walk in fitted wardrobe area. Bedroom two could be used as a double bedroom or a study and is also of generous size.FIND US

FIND US

Postcode : IP20 9EW

What3Words : ///banana.began.quailVIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

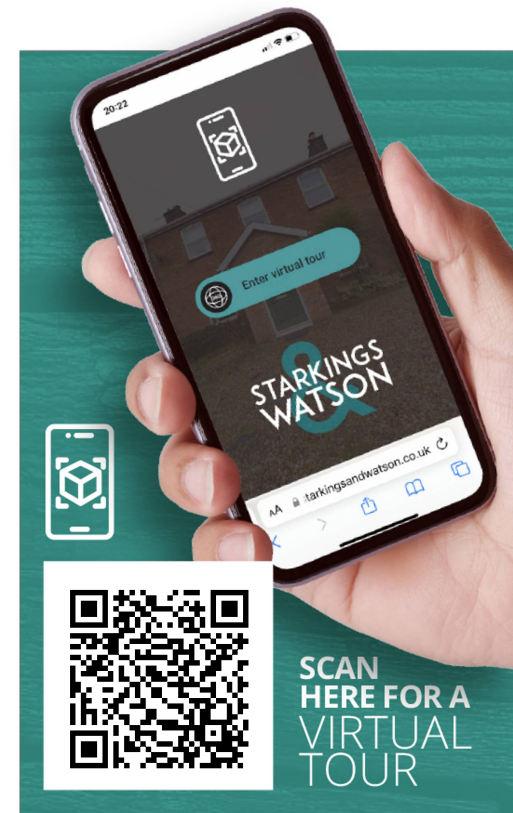
Buyers are advised of the following details with regards to the lease and the service charge;

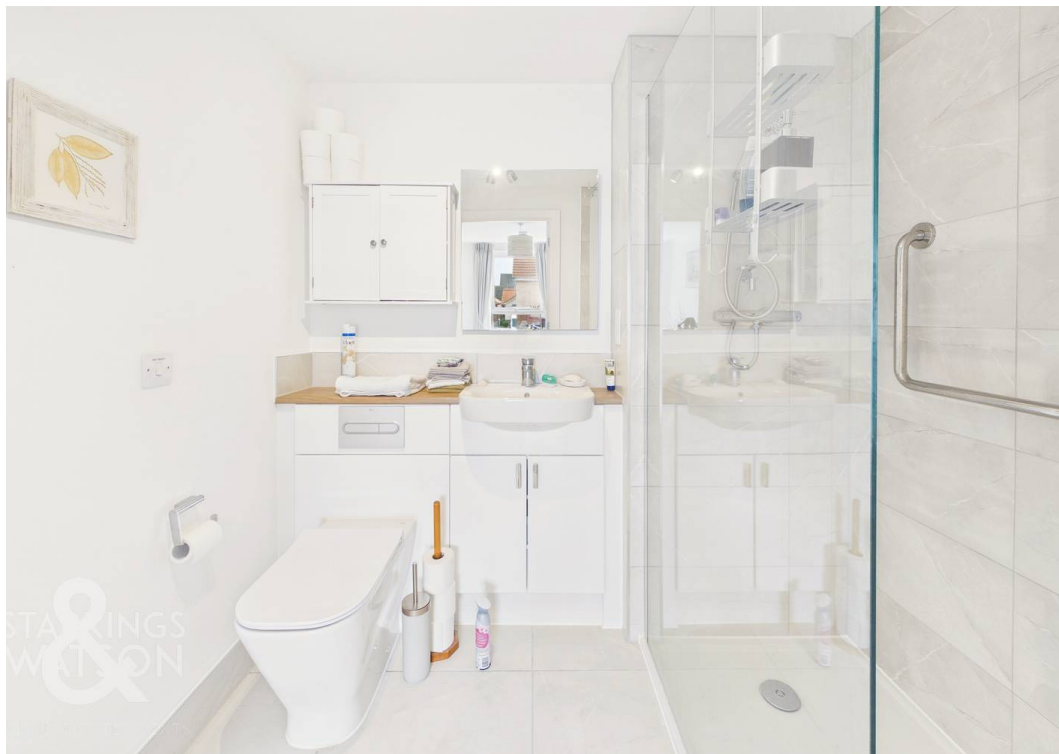
Service charge includes the following-

- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Service Charge £3,856.53 per annum
(for financial year ending 28/02/2026)
The lease is believed to be 999 years from new in 2023.







THE GREAT OUTDOORS

There are beautifully kept communal grounds to the rear of the building with generous seating areas, well kept lawns and well stocked planting areas. There is an off road parking space to the front of the building allocated and owned by the apartment.



Approximate total area⁽¹⁾

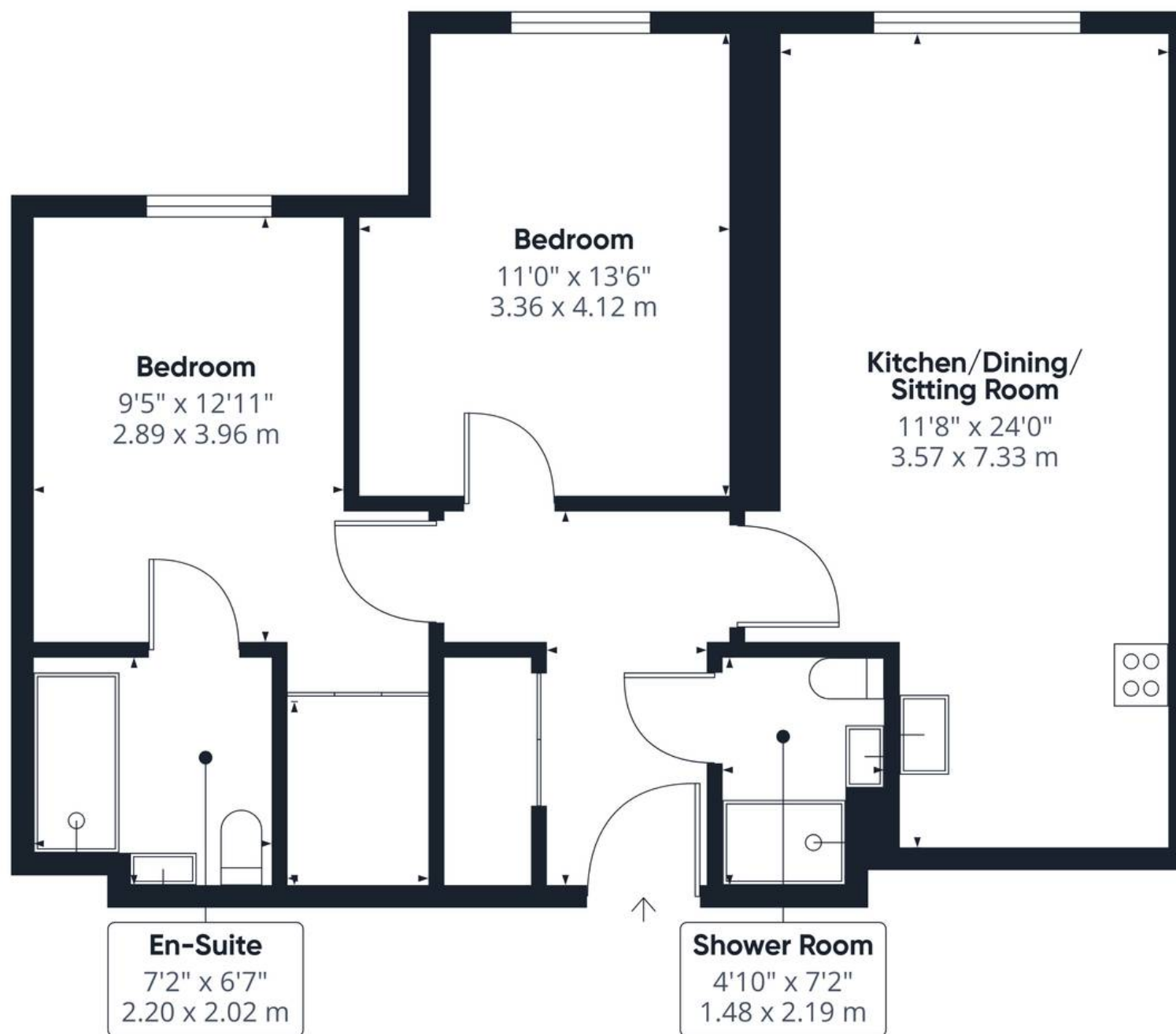
738 ft²

68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.