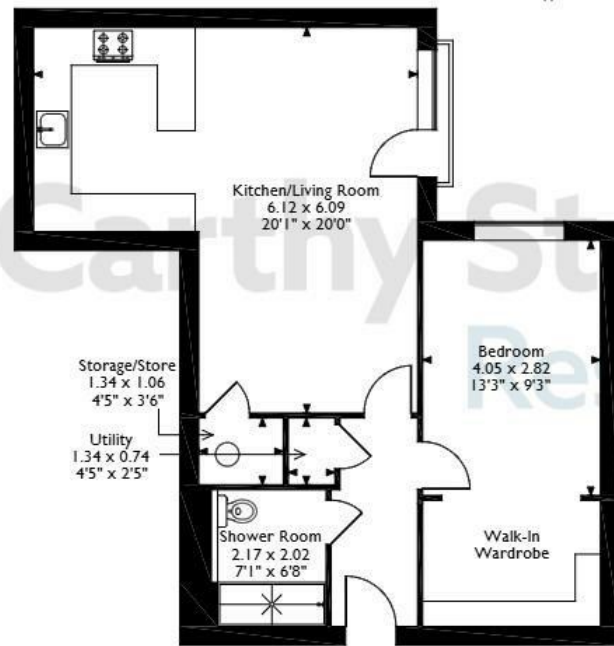
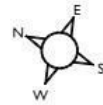


25 Waveney Place, Waveney Court, Harleston, Norfolk  
 Approximate Gross Internal Area  
 59 Sq M/635 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



**25 Waveney Place**

Mendham Lane, Harleston, IP20 9EW

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £179,950 Leasehold**

A BRIGHT & SPACIOUS one bed roomed retirement apartment. Located on the FIRST FLOOR, this stunning apartment boasts a JULIET BALCONY from the lounge, a spacious WALK-IN WARDROBE in the bedroom. The apartment also has an ALLOCATED GARAGE. \*EARLY VIEWINGS ADVISED\*

**Call us on 0345 556 4104 to find out more.**

# Waveney Place, Mendham Lane, Harleston

1 Bed | £179,950

PRICE  
REDUCED

## 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 lounge, bedroom, kitchen and shower room.

## Lounge

A bright and spacious lounge with French doors that open onto a Juliet balcony. Allowing plenty of natural light into the apartment, making it bright and airy. TV point with Sky+ connectivity. Two ceiling lights, raised power sockets and fitted carpets.

## Kitchen

A wonderful modern open plan kitchen. A range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible. A dishwasher is also installed in the kitchen.

## Bedroom

A spacious bedroom that boasts a walk-in wardrobe. Floor to ceiling window allows plenty of light into this room. TV and telephone point.

## Bathroom

A purpose built wet room, with non slip safety flooring. Vanity unit with inset wash hand basin and storage, fitted mirror, WC, wall mounted heated towel rail.

## Garage

An allocated garage comes with this apartment.

## 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, 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. To find out more about service charges please contact your Property Consultant or House Manager.

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

## Additional Services & Information

- \*\* Entitlements Service\*\* Check out benefits you may be entitled to.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

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

