



Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(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		

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12 Waveney Place

Mendham Lane, Harleston, IP20 9EW

PRICE
REDUCED



PRICE REDUCTION

Asking price £210,000 Leasehold

A BEAUTIFULLY presented one bedoomed retirement apartment. Conveniently situated on the GROUND FLOOR, this apartment boasts direct access to a PATIO AREA from the bright and spacious lounge.



Call us on 0345 556 4104 to find out more.

Waveney Place, Mendham Lane, Harleston

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 patio area. 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.

Master Bedroom

A spacious bedroom allowing in plenty of natural light and making the room bright and airy. This wonderful bedroom also boasts built-in mirrored wardrobes. 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.

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

1 Bed | £210,000

- 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.

Service Charge £3,856.53 per annum (for financial year ending 28/02/2026)

Additional Services & Information

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** 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

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