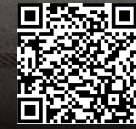




19 Waveney Place, Harleston

Harleston



Minors & Brady

19 Waveney Place

Harleston

75% Shared Ownership. A place to feel settled from the outset, where everything is designed to make daily life straightforward without losing a sense of comfort or connection. Situated in the market town of Harleston, this first-floor retirement apartment offers well-presented, adaptable accommodation centred around a light-filled open-plan living space with a Juliet balcony. Two bedrooms, including a principal suite with en-suite shower room, are complemented by modern kitchen fittings and a separate shower room, while communal lounge and garden areas provide opportunities to socialise or simply enjoy the surroundings. With off-road and visitor parking, the reassurance of its remaining NHBC warranty, and a vendor who has found an onward purchase, it presents a comfortable and well-balanced move.

Agents Notes

Leasehold (75% Shared Ownership)

Maintenance fee: £500 pcm, includes water and window cleaning.

Connected to mains water, electricity and drainage.

All electric radiators and electric emersion.

Can purchase parking spaces for approx. £7000.

Please note: Minors & Brady are unable to verify the parking.



19 Waveney Place

Harleston

- Vendor has found an onward purchase
- First-floor retirement apartment positioned in the Norfolk town of Harleston
- Has its remaining NHBC warranty
- Well-presented accommodation that can easily adapt to your own preferences
- Open-plan kitchen/living room with a Juliet balcony, creating an effortless flow for everyday living
- Kitchen equipped with modern units, an integrated oven, a ceramic hob and a fridge/freezer
- Master bedroom with a built-in wardrobe and a private ensuite shower room
- Second bedroom that is suitable for guests, with access to the shower room
- Communal lounge and gardens creating a friendly, sociable environment for the residents and visitors
- Off-road parking space and visitor parking



19 Waveney Place

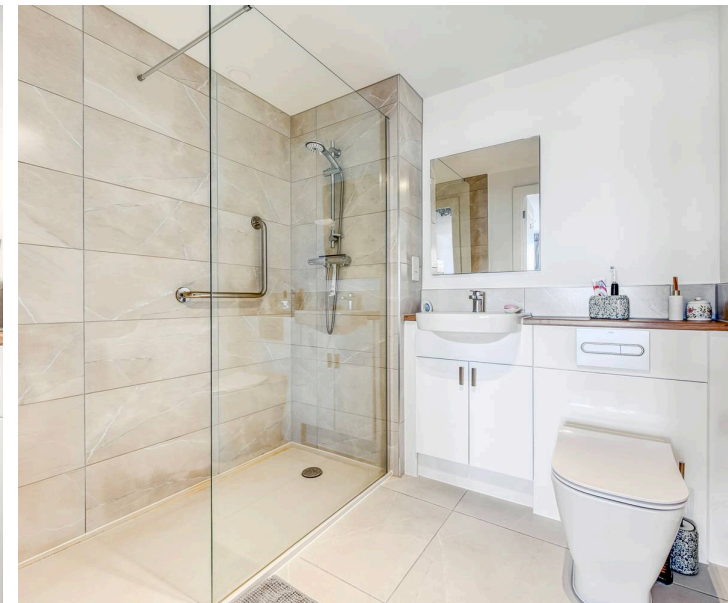
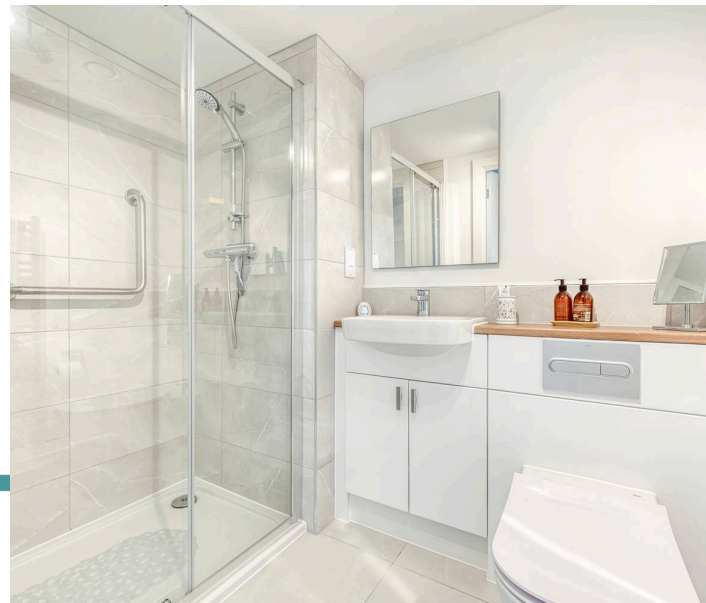
Harleston

Harleston

Waveney Place is set within the small Suffolk market town of Harleston, close to the Norfolk border and surrounded by the open farmland of the Waveney Valley. From Waveney Place you're generally within a short walk or quick drive of the high street, where the town has a traditional layout with independent shops, local services, cafés and pubs rather than large retail chains. It feels like a place that serves its own community first, with a steady pace and regular footfall rather than anything busy or transient.

For everyday needs, the town covers the basics well. There's a Co-op food store in the centre and a Lidl on the edge of town for larger shops, along with smaller convenience stores and specialist shops like butchers and bakeries. For a wider choice of supermarkets and retail, people typically head to nearby Diss or Bungay, both within a short drive. The high street also hosts a regular market, which adds to the sense of routine and local activity.

Transport is straightforward but mainly car-based. The A143 runs through Harleston, giving direct links west to Diss, where you'll find the nearest railway station with mainline services towards Norwich and London, and east towards the coast. Bus services connect Harleston to surrounding towns and villages, including Norwich, but they're more suited to occasional use than daily commuting.



M&B

19 Waveney Place

Harleston

Positioned on the first floor within a well-maintained and thoughtfully designed retirement development in the sought-after Norfolk town of Harleston, this apartment offers a considered setting for independent living, with the added benefit of a welcoming community environment close to local amenities and surrounding countryside.

The accommodation is well presented throughout and arranged with both comfort and practicality in mind, offering a layout that can be adapted to suit individual preferences. At its centre is a bright open-plan kitchen and living room, where natural light is drawn in through French doors opening onto a Juliet balcony. This creates an easy, natural flow for everyday living, with a space that feels both connected and well-defined.

The kitchen is fitted with a range of modern units and integrated appliances, including an oven, ceramic hob and fridge/freezer, providing a clean and functional setting for day-to-day use.

The principal bedroom is well proportioned and features a built-in wardrobe along with a private en-suite shower room. A second bedroom offers flexibility for visiting guests or additional use, with access to a separate shower room.

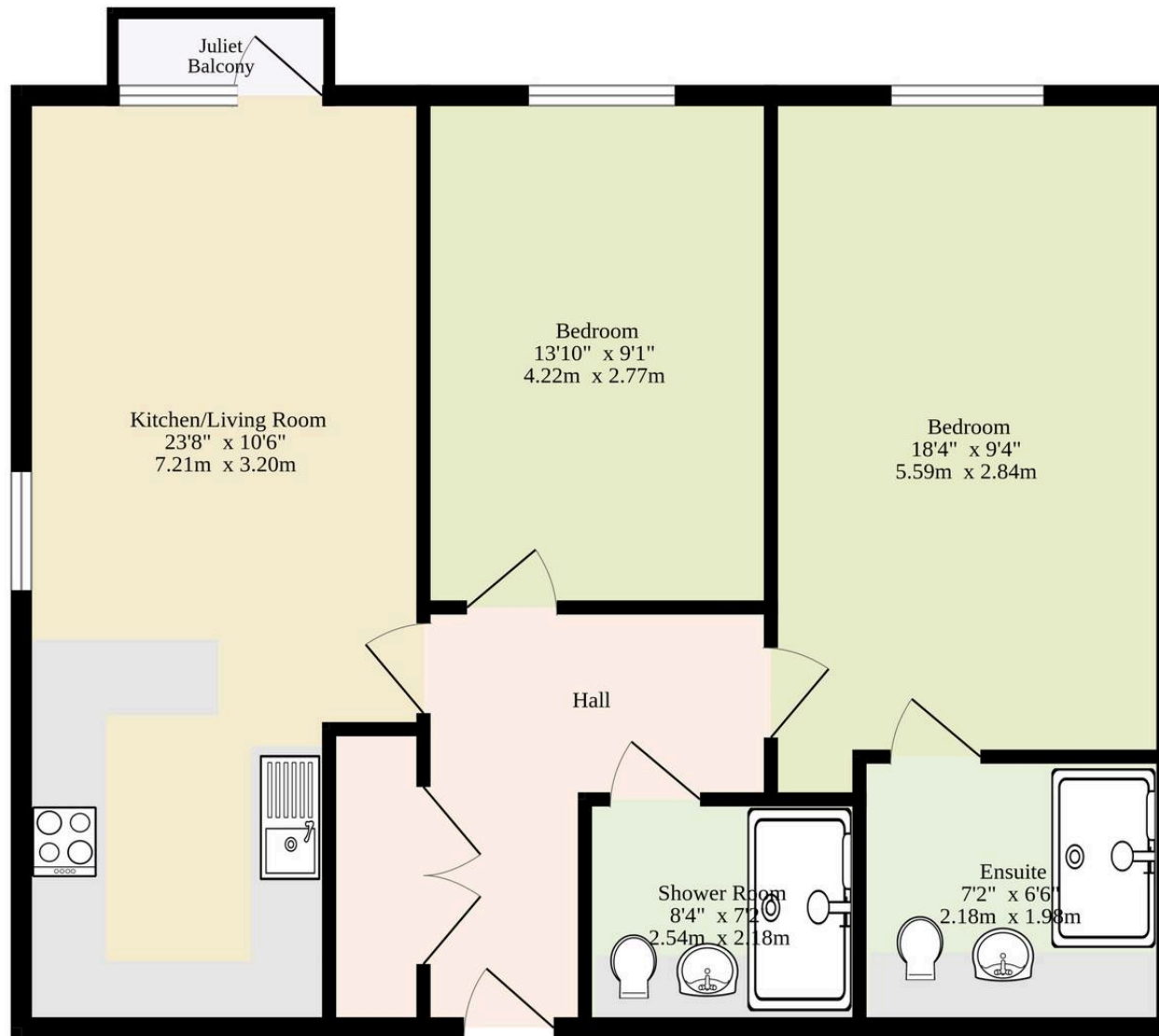
Residents of the development benefit from a communal lounge, encouraging a friendly and sociable atmosphere, as well as well-kept communal gardens that offer a pleasant outdoor setting. There is also an allocated off-road parking space, in addition to visitor parking.

A well-considered home in a popular retirement setting, offering comfort, convenience and a sense of community.

M&B



First Floor
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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