



38 Waveney Place, Harleston

Harleston



Minors & Brady

## 38 Waveney Place

Harleston

Open day 30th May, 11am - 4pm. Book your place to explore the different tenure options, including Shared Ownership, on offer for the final apartments available at Waveney Place. To book your place, call 08001533715.

Set within the highly regarded Waveney Place development in Harleston, this beautifully presented second-floor apartment offers spacious, modern living within a thoughtfully designed retirement community. Finished to a high standard throughout, the property combines comfort, practicality and a strong sense of community, making it an excellent opportunity for those seeking a secure and low-maintenance home.



M&B

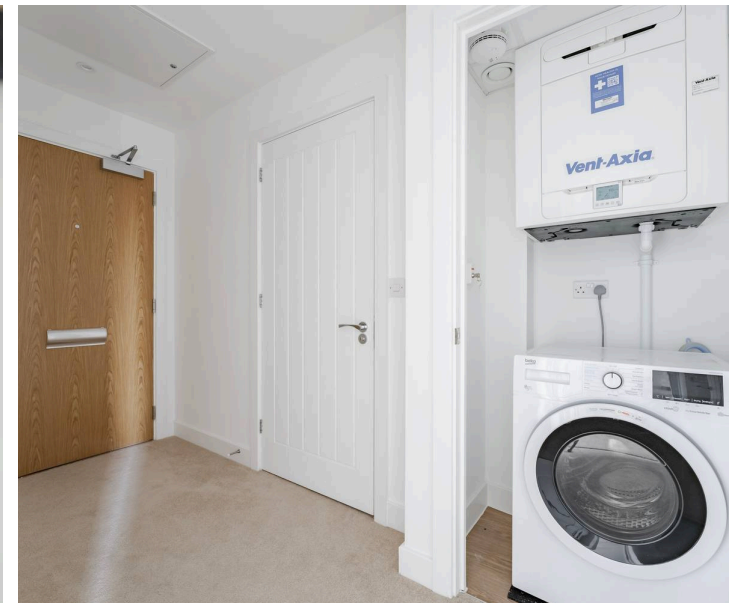
# 38 Waveney Place

Harleston

- Open day 30th May, 11am - 4pm. Book your place to explore the different tenure options, including Shared Ownership, on offer for the final apartments available at Waveney Place
- Stylish second floor apartment within the highly regarded Waveney Place retirement development
- Generous open plan living space with clearly defined areas for relaxing and dining
- Modern fitted kitchen with ample storage and practical work surface space
- Spacious double bedroom with the benefit of a walk-in wardrobe
- Contemporary shower room designed with accessibility and ease of use in mind
- Thoughtfully designed, low-maintenance home with energy-efficient features throughout
- Residents' lounge with WiFi and entertainment facilities, ideal for socialising or relaxing
- On-site manager providing support and a welcoming community environment

Council Tax band: TBD

Tenure: Leasehold



M&B

# 38 Waveney Place

Harleston

## Location

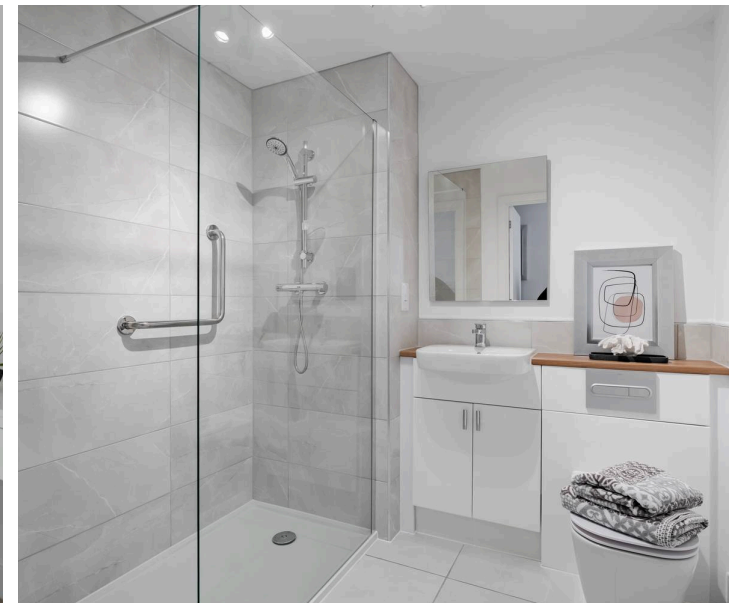
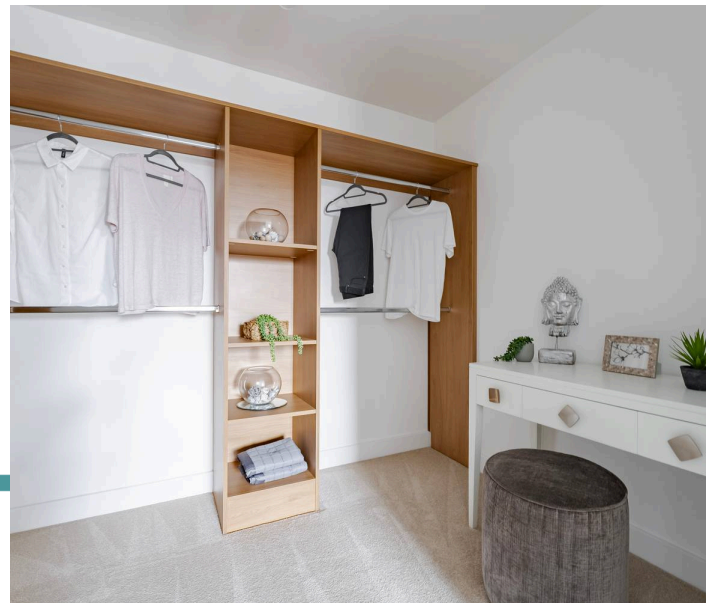
Located within a modern development in Harleston, Waveney Place enjoys a convenient position close to the town centre.

Harleston is a well-regarded market town offering a selection of independent shops, cafés, and everyday amenities, along with schooling options and healthcare services. The town is well connected by road to Diss, Norwich, and surrounding villages, providing straightforward access to a wider range of facilities.

The surrounding area offers attractive countryside with a variety of walking routes and open spaces, while Diss railway station is within driving distance, offering direct links to London Liverpool Street. This setting provides a practical balance between day to day convenience and access to rural surroundings.

## Waveney Place

The accommodation is centred around a welcoming entrance hall with a useful storage cupboard housing a washing machine, providing a practical and neatly integrated laundry space. Continuing through, you'll find an impressive open plan living space. This generous room provides clearly defined areas for both relaxing and dining, with plenty of natural light creating a bright and inviting atmosphere. The kitchen is positioned just off the living area and is fitted with modern units and work surfaces, offering a practical and well-designed space for everyday use.



M&B

# 38 Waveney Place

## Harleston

The bedroom is a particularly spacious double, further enhanced by the addition of a walk-in wardrobe, providing excellent storage without compromising on floor space. The shower room is finished in a contemporary style, designed with accessibility and ease of use in mind.

Waveney Place has been carefully designed to support comfortable living both now and in the future, with features such as easy turn taps, modern safety systems and energy-efficient construction helping to create a warm and cost-effective home. Residents benefit from access to a range of communal facilities, including a stylish lounge with WiFi and entertainment systems, along with beautifully maintained gardens offering seating areas to enjoy the surroundings.

An on-site manager helps to foster a welcoming and supportive environment, while optional social events and activities provide opportunities to engage with the wider community. Parking is available, and well-behaved pets are also considered.

Combining generous internal space, modern design and excellent communal facilities, this apartment presents a fantastic opportunity within a popular and well-connected market town setting.

### Agents Notes

Leasehold (75% Shared Ownership), with 999 years left on the lease from 2023.

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

Connected to mains water, electricity and drainage.

All electric radiators and electric emersion.

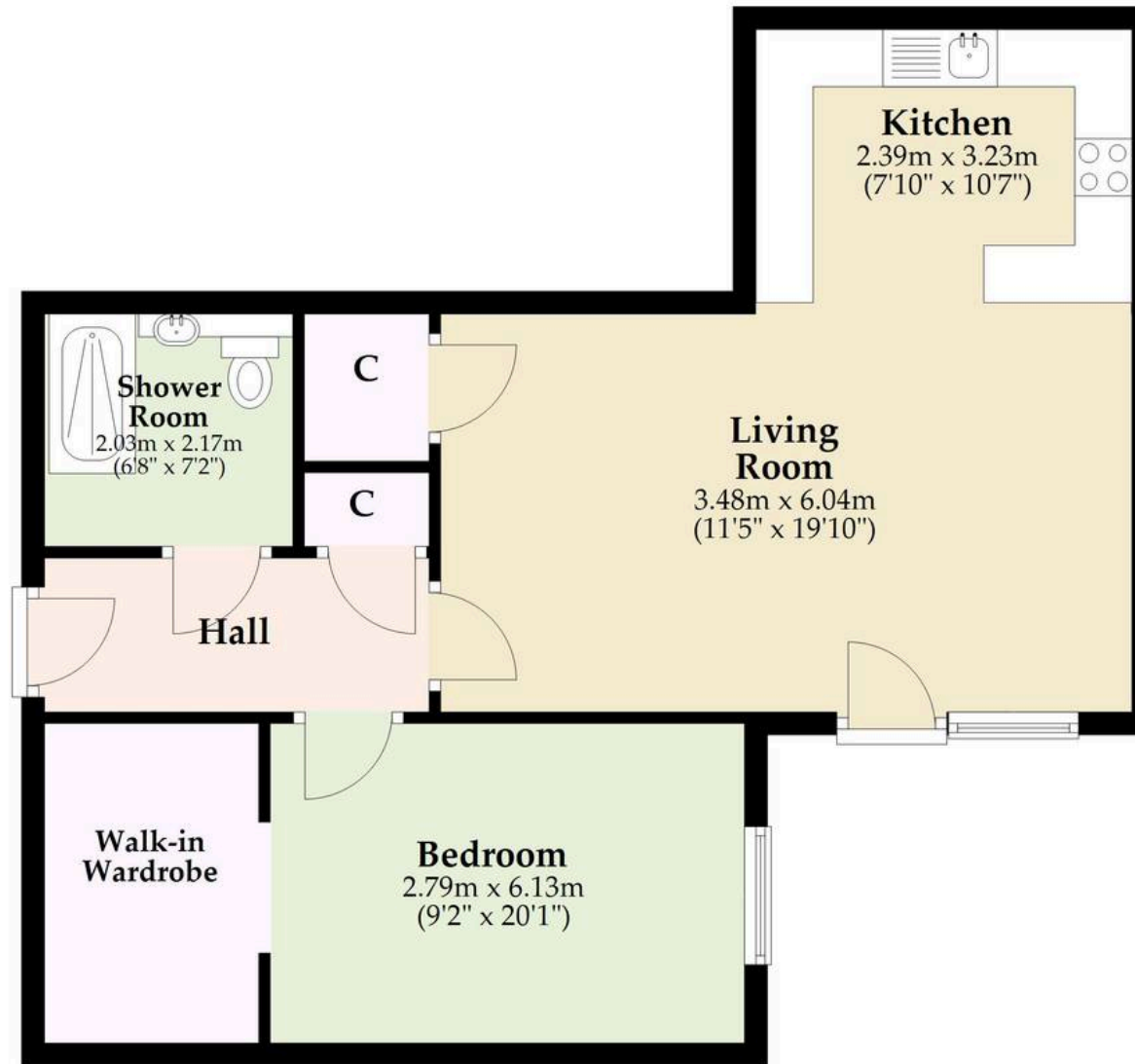
Please note: Minors & Brady are unable to verify the parking.

Open day 30th May, 11am - 4pm. Book your place to explore the different tenure options, including Shared Ownership, on



## Second Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



Total area: approx. 58.8 sq. metres (633.0 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a reality



Meet *Nicola*  
Branch Manager



Meet *Theo*  
Property Consultant



Meet *Anya*  
Aftersales Progressor

Minors & Brady  
*Your home, our market*

 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)