

**WAVENEY PLACE**  
1 & 2 BEDROOM PROPERTIES  
FOR THE OVER 60s



**0800 919 132**  
Mc-CARTHY STONE  
*Life... with Style*

THIS WAY TO  
THE SHOW SUITE



A HOME IS BUILT  
FROM LAUGHTER  
AND GOOD COMPANY

SHARED OWNERSHIP  
APARTMENTS AVAILABLE  
FROM £105,000\*

**20 Waveney Place, Harleston**  
Harleston



Minors & Brady

## 20 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.

75% Shared Ownership retirement apartment. Set within the well-regarded Waveney Place development in Harleston, this beautifully presented first-floor apartment offers modern, low-maintenance living within a thoughtfully designed retirement community. Finished to a high standard throughout, the property provides a comfortable and practical layout, ideal for those seeking a secure and easy-to-manage home with access to a range of on-site facilities.



M&B

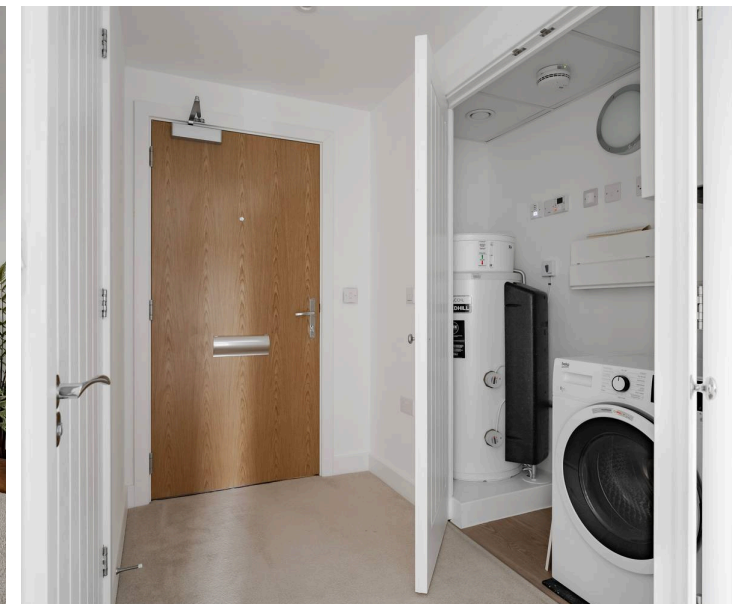
# 20 Waveney Place

Harleston

- Open Day scheduled for 30th May between 11am and 4pm, strictly by appointment only
- Immaculately presented first floor one bedroom apartment within the sought-after Waveney Place retirement development
- Spacious and well-designed layout with a generous living room, separate modern kitchen and large double bedroom
- Contemporary shower room with high-quality fittings, designed for both comfort and ease of use
- Thoughtfully designed for later living with user-friendly features including easy turn taps, enhanced safety and security systems
- Energy-efficient construction offering a warm, low-maintenance home with the potential for lower running costs
- Access to attractive communal facilities including a residents' lounge with WiFi and audio visual system
- Beautifully maintained communal gardens with seating areas, ideal for relaxing and socialising
- Friendly on-site manager providing support and helping foster a welcoming community environment
- Located within the market town of Harleston, close to local shops, amenities and everyday conveniences

Council Tax band: TBD

Tenure: Leasehold



M&B

## 20 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 arranged around a central hallway, leading through to a spacious living room filled with natural light and offering ample space for both seating and dining. Positioned just off the living area, the contemporary kitchen is fitted with modern units and work surfaces, creating a functional and efficient space for everyday use.



M&B

# 20 Waveney Place

## Harleston

The bedroom is a particularly generous double, providing plenty of room for furnishings along with built-in storage. The shower room is well-appointed with a modern suite, designed with ease of use in mind and finished in a clean, contemporary style.

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 economical home. Residents also benefit from access to attractive communal areas, including a welcoming lounge with WiFi and entertainment facilities, as well as beautifully maintained gardens with seating areas.

An on-site manager is available, helping to create a friendly 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 modern living, practical design and a strong sense of community, this apartment offers an excellent 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.

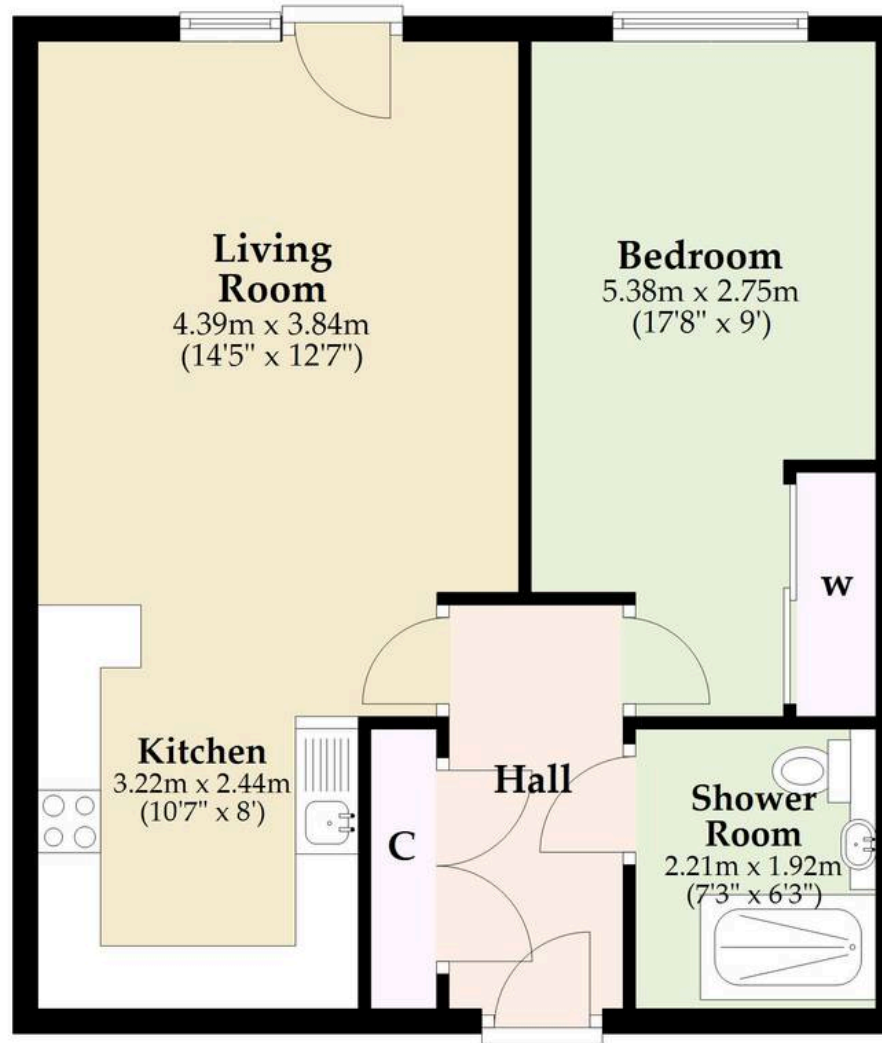
All electric radiators and electric emersion.

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



## First Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



Total area: approx. 51.8 sq. metres (557.2 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 misstatement. 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)