



24 Waveney Place, Harleston

Harleston



Minors & Brady

## 24 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 well-regarded Waveney Place development in Harleston, this well-presented first floor retirement apartment offers thoughtfully designed living with a focus on comfort, practicality and ease of maintenance. The property forms part of a welcoming community environment, combining modern interiors with access to a range of shared facilities and on-site support, making it an appealing option for those looking for a more relaxed and manageable lifestyle.



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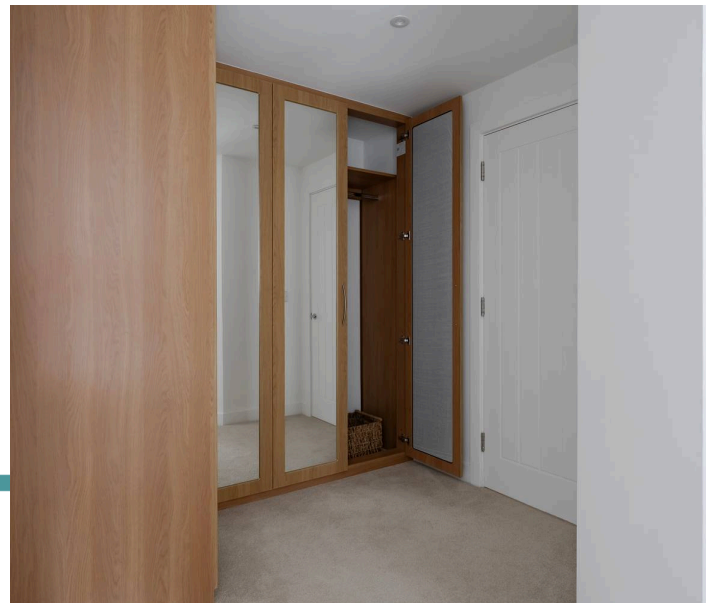
# 24 Waveney Place

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
- Modern first floor retirement apartment within the sought-after Waveney Place development in Harleston
- Well-designed and spacious layout with generous room proportions throughout
- Bright and comfortable lounge/diner providing ample space for both seating and dining furniture
- Modern fitted kitchen offering practical storage and work surface space
- Two well-proportioned double bedrooms, including a principal bedroom with ensuite and walk in wardrobe
- Contemporary shower room positioned off the hallway for added convenience
- Access to attractive communal facilities including a residents' lounge with Wi-Fi and landscaped gardens
- Low maintenance, energy-efficient living designed to support comfort and reduced running costs
- On-site manager with optional social events, clubs and community activities available

Council Tax band: TBD

Tenure: Leasehold



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# 24 Waveney Place

Harleston

## Location

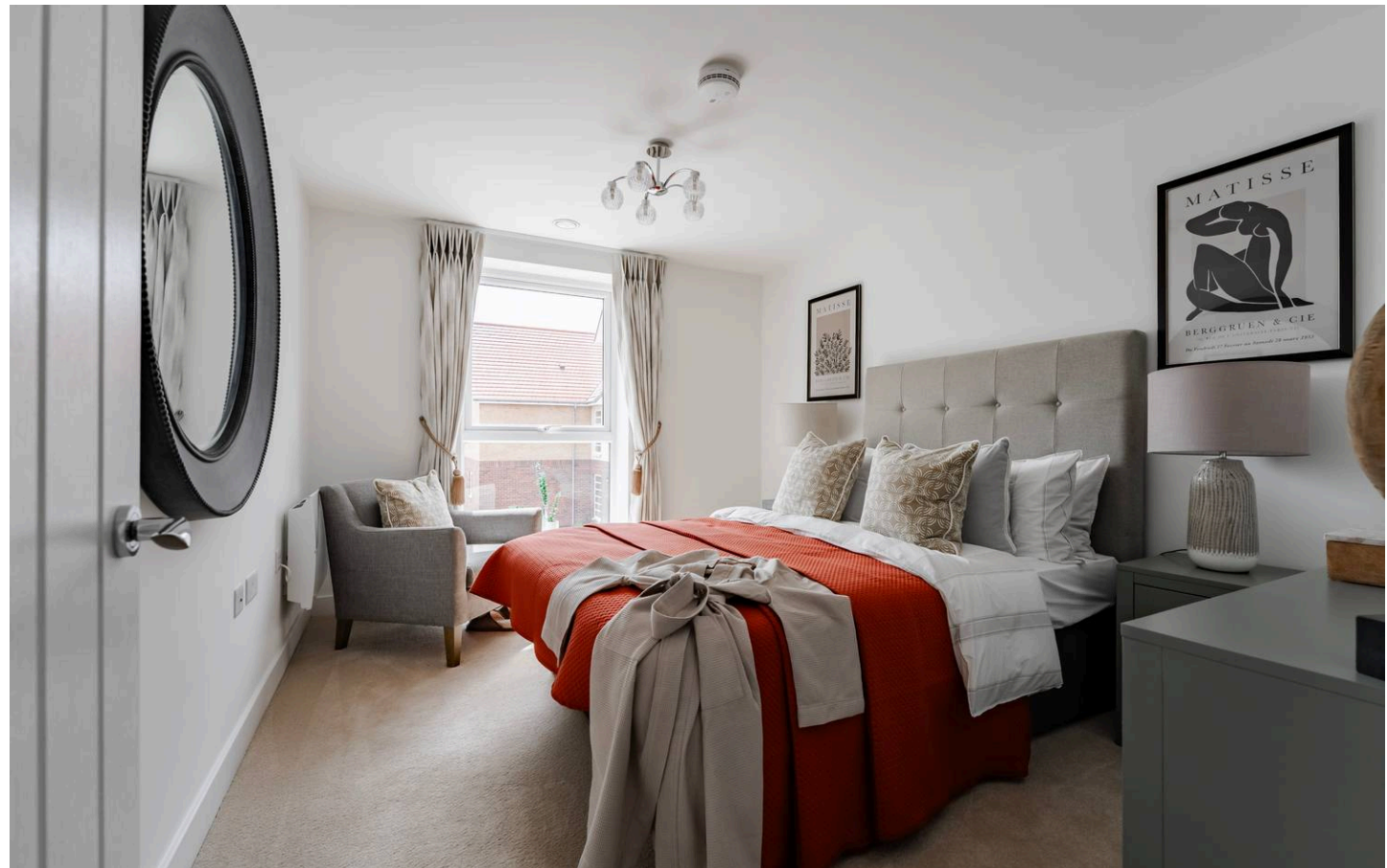
Located within a modern development in Harleston, Waveney Place enjoys a convenient position close to the town centre.

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 which includes a useful storage cupboard housing a washing machine, providing a practical and neatly integrated laundry space. Continuing through, you'll find the bright and spacious open plan living, dining and kitchen area. This sociable space is well suited to both everyday living and hosting, with clearly defined areas for seating and dining alongside a fitted kitchen that provides ample storage and work surface space.



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# 24 Waveney Place

## Harleston

The layout creates a natural flow throughout, enhancing both light and usability.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room and direct access to a walk-in wardrobe, offering excellent storage. The second bedroom provides flexibility for guests, hobbies or additional living space if required. A further modern shower room is positioned off the hallway, completing the internal accommodation.

Residents of Waveney Place benefit from access to a range of communal facilities, including a shared lounge with Wi-Fi and well-maintained garden areas with seating. The development also offers an on-site manager and a variety of optional social activities, creating a supportive and engaging environment. Designed with convenience in mind, the apartment includes features such as easy-turn taps, energy-efficient systems and secure entry, helping to keep day-to-day living simple and cost-effective. Parking is available on site and well-behaved pets are considered.

### 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.

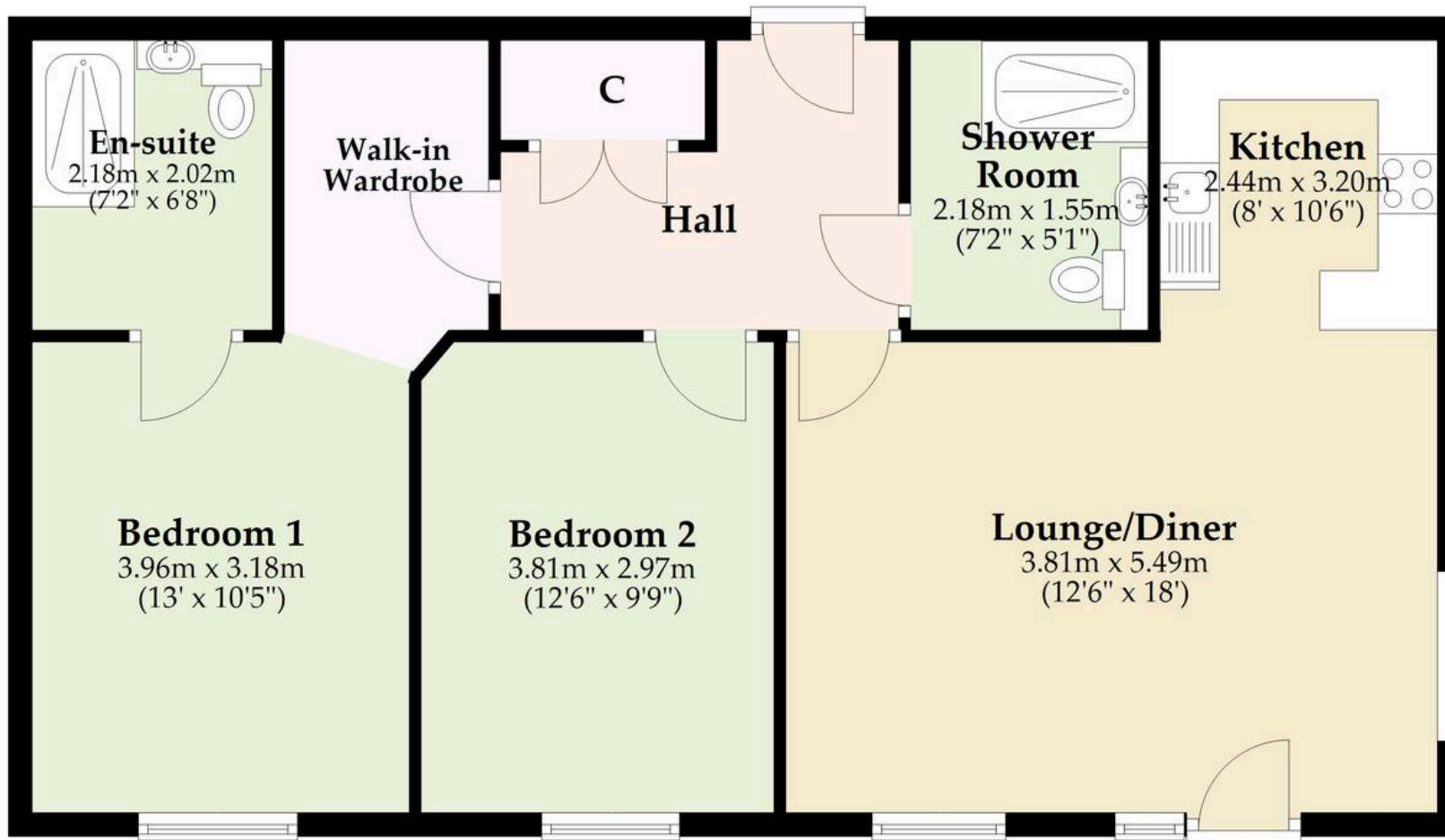
All electric radiators and electric emersion.

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



## First Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 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 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*  
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Minors & Brady  
*Your home, our market*

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