



Flat H, 11 Clement Atlee Way, King's Lynn
Guide Price £105,000

BELTON DUFFEY



FLAT H, 11 CLEMENT ATLEE WAY, KING'S LYNN, NORFOLK, PE30 4EJ

A modern one double bedroom first floor flat in a popular location, within walking distance of the hospital.

DESCRIPTION

A modern one double bedroom first floor flat in a popular location, within walking distance of the hospital.

The property benefits from gas central heating and double glazing. The accommodation briefly comprises entrance hall with telephone entry system and open-plan kitchen/sitting room/dining room to the ground floor. On the first floor there is a double bedroom and bathroom.

Outside, there is allocated parking and a communal bike store.

PLEASE NOTE: THE EXTERNAL PHOTOGRAPHS ARE A GENERAL VIEW OF THE DEVELOPMENT.

SITUATION

Kings Reach is a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

ENTRANCE HALL

Telephone entry system, storage cupboard and radiator.

BEDROOM

3.07m x 2.64m (10' 1" x 8' 8")

Radiator and window to side.

KITCHEN/SITTING ROOM/DINING ROOM

4.83m x 4.04m (15' 10" x 13' 3")

KITCHEN AREA: Range of wall and base units with granite effect worktops over, 1.5 bowl stainless steel sink and drainer with mixer tap, built-in electric oven with gas hob and extractor over, gas fired central heating boiler, space for automatic washing machine and fridge/freezer, wood effect vinyl flooring.

SITTING ROOM/DINING ROOM AREA: Radiator and twin aspect windows.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC and shower with glass shower screen, frosted window to side, towel rail, radiator and black slate effect vinyl flooring.



DIRECTIONS

From the town centre proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road, continue along crossing two mini roundabouts and turning right at the third into Winston Churchill Drive. Follow this road crossing two mini roundabouts turning left at the third into Fred Ackland Drive, follow this round bearing right then left. Clement Atlee Way can be found on the left hand side.

OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX.

Council Tax band A

Gas fired central heating.

EPC - C.

Service charges for 2025 are £1,283 and the ground rent is £292.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



GENERAL VIEW



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