



Flat B, 11 Clement Attlee Way, King's Lynn
Guide Price £115,000

BELTON DUFFEY



FLAT B, 11 CLEMENT ATTLEE WAY, KING'S LYNN, NORFOLK, PE30 4EJ

A modern one double bedroom ground floor apartment with Juliet balcony and patio doors in a popular location, within walking distance of the hospital.

DESCRIPTION

A modern one double bedroom ground floor apartment with Juliet balcony and patio doors in a popular location, within walking distance of the hospital.

The accommodation briefly comprises: entrance hall, open plan sitting/dining room, fitted kitchen, 1 double bedroom and bathroom with electric shower over bath. Gas central heating. Communal satellite dish. Neutral décor and fitted carpets throughout.

Outside, there is allocated parking.

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

Fitted carpet, storage cupboard, telephone entry system.

KITCHEN/SITTINGROOM/DINING ROOM

4.83m x 4.04m (15' 10" x 13' 3") Fitted worktops with cupboard and drawers under, stainless steel sink unit, electric oven and gas hob with extractor over, space for washing machine and fridge/freezer, dual aspect windows, vinyl flooring, gas fired central heating boiler. Fitted carpet to sitting room, radiator, dual aspect windows and Juliet balcony.

BATHROOM

Panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, radiator, window to side, vinyl flooring

OUTSIDE

There is a communal bike store, bin store and allocated parking.





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 road bearing right then left. Clement Atlee Way can be found on the left hand side.

OTHER INFORMATION

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

Council Tax Band A.

Gas central heating.

EPC - C.

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

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

BELTON DUFFEY

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