



13 Clement Attlee Way
King's Lynn

SOWERBYS

This modern spacious two-bedroom first floor apartment is located within close proximity to Queen Elizabeth Hospital. This apartment offers open plan living, with all the benefits of modern finishes throughout. Benefitting from allocated off road parking.

The open plan living spacious is flooded with natural light making this room versatile, for either cosy evenings or entertaining this room can cater to all.

With allocated off road parking and close proximity to the Queen Elizabeth Hospital this property will not be available for long!

KINGS LYNN

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter. Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn.

During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum. With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away, a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

AGENTS NOTE

No pets.

Photographs taken prior to current tenancy.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

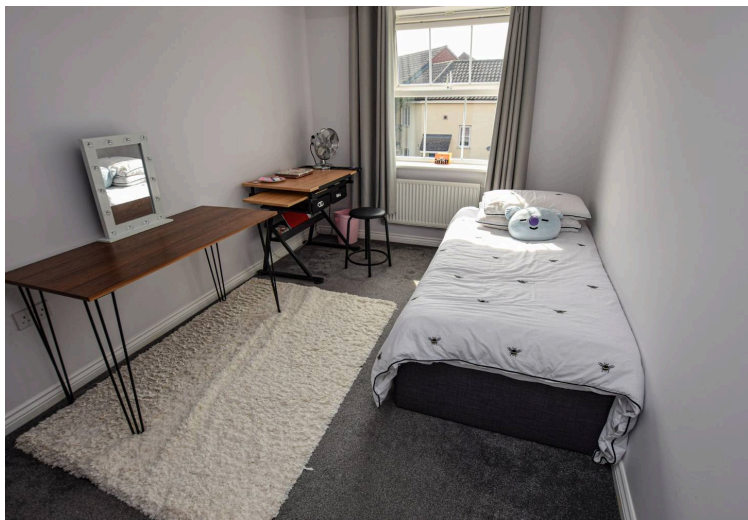
To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3words: ///bandwagon.besotted.task

IMPORTANT NOTE: Please note that we have recently transitioned to a new CRM system. While we strive for accuracy, some property information may not have been fully verified during this changeover. For clarification on important details, including (but not limited to) flood risks, rights of way, restrictions and other critical matters, we strongly recommend contacting us directly. We apologise for any inconvenience and appreciate your understanding.



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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