



St. Johns Court  
Waterloo Street  
King's Lynn

**SOWERBYS**

Perfectly positioned for convenience, this home also comes with the added benefit of allocated off-road parking—ideal for busy lifestyles.

The apartment offers two comfortable bedrooms, along with a well-appointed bathroom complete with a panelled bath with an overhead electric shower.

With everything you need on your doorstep and practical features like private parking, this home blends comfort and convenience in a central location.

#### **KING'S LYNN**

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches.

There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.

The town holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

#### **AGENTS NOTE**

No pets.

One allocated parking space.

Second bedroom is a small single room.

#### **COUNCIL TAX**

Band A.

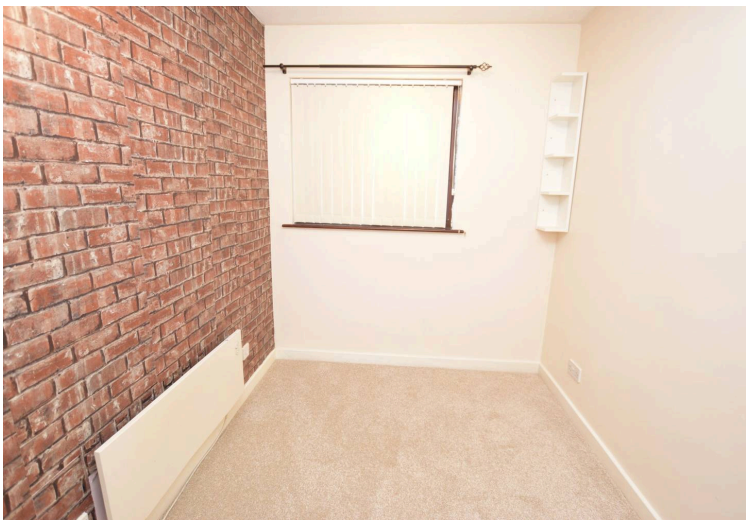
#### **ENERGY EFFICIENCY RATING**

E. 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://www.epcregister.com/> and enter in the reference number.

#### **LOCATION**

What3words: [///fade.dizzy.lanes](https://www.what3words.com/#!/en/fade.dizzy.lanes)







# 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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