



- Stunning Two Bedroom Apartment
- First Floor
- Open Plan Living Kitchen Space
- Excellent First Time Buy Or Investment Purchase
- Bathroom And En-Suite Shower Room
- Allocated Parking Space
- Residents Gymnasium

## 48 Rotary Way, Colchester, Essex. CO3 3LG.

\*Guide Price £180,000-£190,000\* A stunning two bedroom apartment forming part of this superb modern development, set within striking distance of the Town Centre and North Station. The property is presented to the market in exceptional order throughout and makes the ideal purchase for investors and working professionals alike. Internally the generous accommodation comprises of a fabulous open plan living space with Juliet balcony, two double bedrooms and two contemporary bathrooms. Outside the property benefits from allocated parking and a residents gymnasium. Viewing highly recommended.



# Property Details.

## First Floor

### Entrance Hall

Telephone entry system, doors to:

### Open Plan Kitchen/Dining & Living Space



15' 7" x 14' 10" (4.75m x 4.52m)

### Living Space:

Two double glazed windows to side, Juliet balcony, radiator, open plan to:

### Kitchen:

Range of modern fitted base and eye level units, built in electric oven and hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset spotlights.

## Bedroom One



12' 6" x 11' 4" (3.81m x 3.45m) Radiator, UPVC window to side, door to:

### En-Suite



Chrome heated towel rail, modern white suite comprising of low level WC, hand wash basin and walk in shower cubicle with integrated shower, inset spotlights, UPVC window to side, extractor fan.

## Bedroom Two

11' 7" x 7' 0" (3.53m x 2.13m) Radiator, UPVC window to side.

# Property Details.

## Bathroom



Chrome heated towel rail, modern white suite comprising of low level WC, hand wash basin and panel bath with integrated shower and glass shower screen over, inset spotlights, extractor fan.

## Lease

The property is offered on a leasehold basis and we have been advised by our client that there are approximately 140 years remaining on this. We have also been informed that service charges are payable at £1464 per annum and ground rent is payable at £245 per annum. We would however advise that any interested parties verify this information via their solicitor.

## Outside

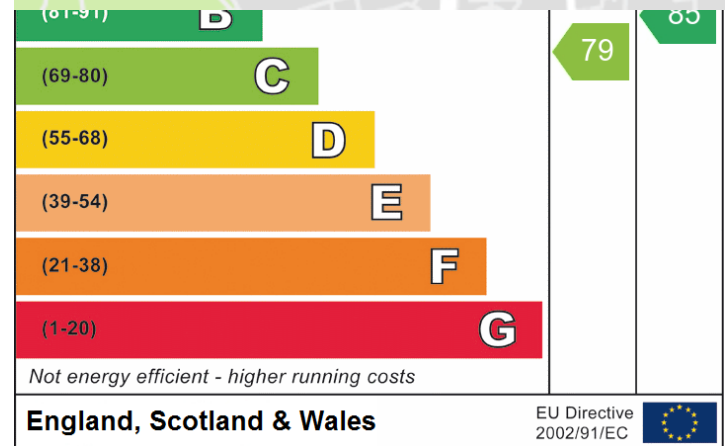
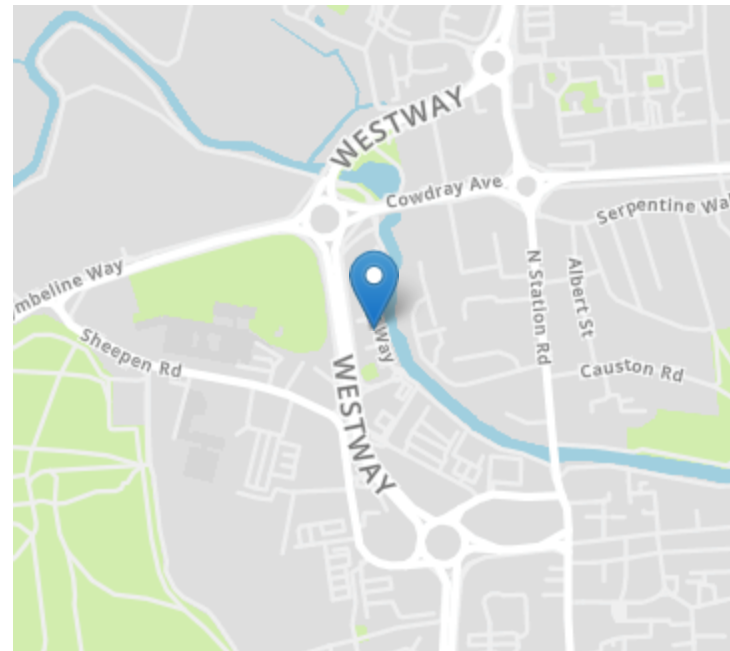


As previously mentioned the property benefits from allocated parking for one car, further visitors spaces are available on a first come, first serve basis. There is also a superb on site residents gymnasium.

# Property Details.

## Floorplans

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.