



- Walking Distance To Castle Park, Mainline Station & City Centre
- A Fully Open Plan Kitchen/Dining Area
- Ground Floor Bedroom & Cloakroom
- En Suite To Master Bedroom
- Allocated Parking & Visitors Parking
- Onsite Gymnasium
- Well Presented Two Bedroom Duplex Apartment
- Storage Throughout
- Utility Bills Included With Management Charge
- No Onward Chain

14 Rotary Way, Colchester, Colchester, Essex. CO3 3LG.

****GUIDE PRICE £180,000-£190,000**** A deceptively spacious two bedroom duplex ground floor apartment, forming part of a superb modern development within striking distance of Colchester City Centre and North Station. Presented to the market in good order throughout, this property makes an ideal purchase for investors and working professionals alike. Internally, the generous accommodation comprises a fabulous open-plan living space with a well-equipped kitchen, a ground floor double bedroom, and a modern bathroom suite. The first floor features another spacious bedroom with an en suite. Outside, the property benefits from allocated parking and access to a residents' gymnasium. Viewing is highly recommended. The property is situated just off Westway, built on the banks of the River Colne, and is ideally located within walking distance of Colchester City Centre, Castle Park, and the mainline station.



Call to view 01206 576999



Property Details.

Ground Floor

Open Plan Living Area



14' 0" x 11' 8" (4.27m x 3.56m)

Kitchen



14' 0" x 9' 2" (4.27m x 2.79m)

Bedroom Two/Office



13' 3" x 6' 7" (4.04m x 2.01m)

Bathroom



9' 9" x 6' 7" (2.97m x 2.01m)

First Floor

Landing

Bedroom One



13' 0" x 9' 6" (3.96m x 2.90m)

En Suite



Property Details.

Outside



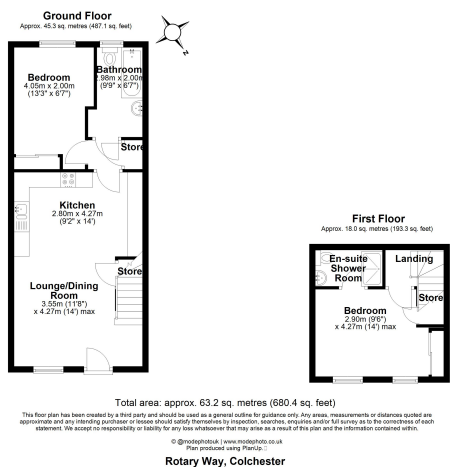
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Agents Notes & Lease Information

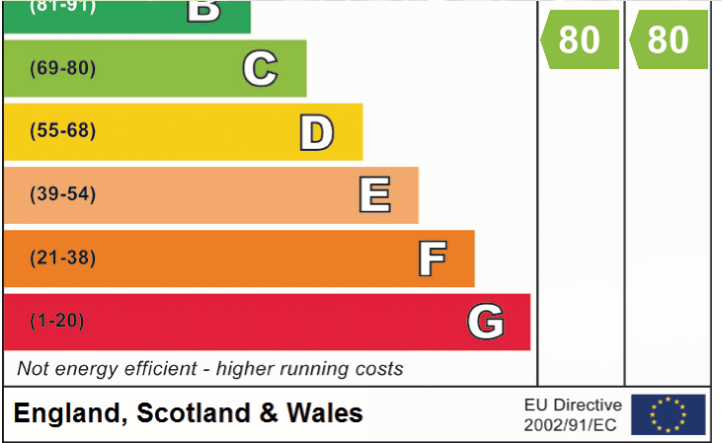
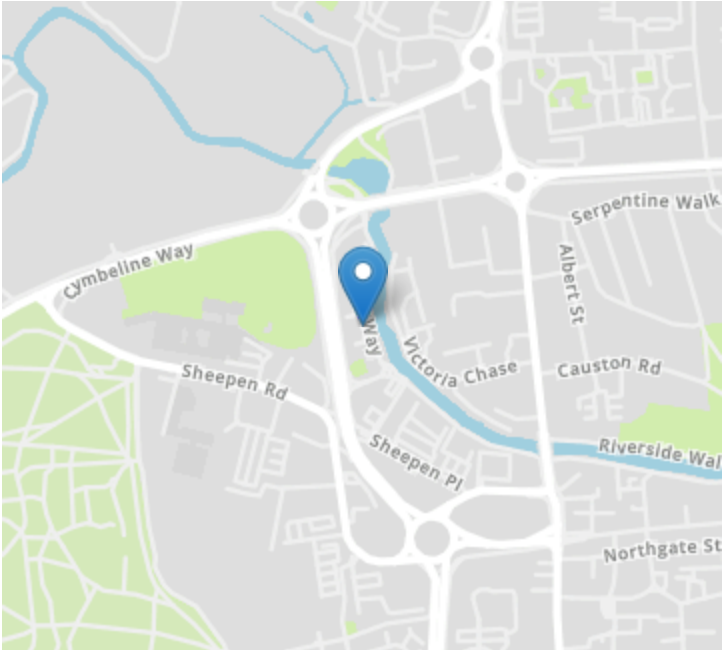
We have been advised by the seller that there is 134 years remaining on the lease with an annual maintenance charge of approx. £1851.43, which can be paid monthly and also includes the hot water and gas connected to the property. There is also a ground rent of £240 per annum. We do however advise that all buyers are to clarify this with their chosen solicitor.

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.

