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property consultants

- Modern Ground Floor Two Bedroom Apartment
- Large Reception Room
- Two Well Proportioned Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Seperate Family Bathroom Suite
- En-Suite To Master Bedroom
- Prime Town Centre Location & Easy Access To Colchester's North Station
- Offered With No Onward Chain - Early Viewing Advised
- Ideal First Purchase or Investment

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

A spacious ground floor two bedroom apartment, positioned in Colchester's vibrant Town Centre and moments from Colchester's North Station - offering direct links to London Liverpool Street Station. Ideal for first time buyers, working professionals and investors alike, accommodation comprises of an entrance hall, two double bedrooms, en-suite shower room to the master bedroom and a separate family bathroom suite. There is a large living room which offers open-plan modern day living in form of an L-shape design, with open access on to a modern fitted kitchen with high gloss white units and benefits from integrated appliances. Large floor to ceiling windows flood the living area with a wealth of light. Offered with no onward chain, viewings are encouraged to appreciate the accommodation on offer.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, secure entry telephone system, further doors to:

### Living/Dining/Kitchen Area

27' 4" x 11' 4" (8.33m x 3.45m) UPVC double glazed door and windows to rear aspect, radiator, wood effect laminate flooring, open plan to kitchen area comprising of: a range of fitted high gloss base and eye level units with work surfaces over, a range of integrated appliances, inset four ring electric hob with extractor fan over, inset electric fan assisted oven and grill, inset spotlights, variety of communication input/outputs

### Master Bedroom

13' 1" x 9' 2" (3.99m x 2.79m) UPVC double glazed window to side aspect, radiator, built in wardrobe, further door to:

### En-Suite Shower Room

Low level W.C, vanity wash hand basin, shower cubicle, wall mounted chrome heated towel rail, tiled flooring throughout, extractor fan

### Bedroom Two

10' 4" x 8' 9" (3.15m x 2.67m) UPVC window to side aspect, radiator, built in wardrobe

### Family Bathroom Suite

Low level W.C, panelled bath, vanity wash hand basin, extractor fan, radiator

## Outside & Parking



The property benefits from allocated off road parking for one vehicle, with the further parking available with guest permits on road. There are also various car parks within moments of Rotary Way that can be used for both long or short term stays.

### Agents Note

This property is offered on a leasehold basis.