



- GUIDE PRICE £550,000 - £600,000
- Stunning Unique Penthouse Apartment
- Beautiful Spiral Staircase
- Three bedrooms
- Two Luxury Bathrooms
- Open Plan Living/Dining/Kitchen/Space
- Upper Level Reception Room
- Fantastic Terrace with Barbeque And Hot Tub

### 159 Rotary Way, Colchester, Essex. CO3 3LJ.

A one off opportunity has arisen to purchase one of Colchester's most iconic, coveted properties within this magnificent three bedroom duplex penthouse apartment. This truly stunning, unique property boasts a vast array of stylish and exceptionally spacious accommodation spread over two levels and simply must be viewed in order to be fully understood and appreciated. The property is accessed via a private lift opening directly into a lavish reception hall, featuring a beautiful spiral staircase to the upper level. From here, there are a total of three bedrooms (one currently used a dressing room), two luxurious bathrooms and a spectacular open plan living/dining/kitchen space - into which light pours via multiple floor to ceiling windows.



# Property Details.

## Third Floor

### Entrance Porch

Accessed via private lift, providing a spacious area for coats and shoes. This area has granite floor tiling and large double doors opening through to the main reception hall.

### Reception Hall

18' x 8' (5.49m x 2.44m) Laid with Spanish black Oak wooden flooring and featuring an imposing stainless steel spiral staircase, built-in cupboard and doors to:

### Master Bedroom



17' x 14' 9" (5.18m x 4.50m) Full length double glazed window to the front, double glazed window to the side, built in corner entertainment unit, integrated ceiling speakers, opening to:

### En-Suite



Natural tiled floor and walls, walk in double shower cubicle, low level W.C., wash hand basin, chrome heated towel rail, inset LED spotlights.

### Bedroom Three/Dressing Room

10' 9" x 8' 8" (3.28m x 2.64m) Fully fitted bespoke designed walk in dressing room, double glazed window to the rear, vanity unit, built-in airing cupboard.

## Bedroom Two



12' 9" x 10' 6" (3.89m x 3.20m) Double glazed window to front, range of contemporary fitted sliding wardrobes and storage cupboards.

## Bathroom



Natural tiled floor, fully tiled walls, vanity wash hand basin with a selection of storage cupboards. Low level W.C with enclosed cistern, double bath with central mixer tap shower attachment and integrated television over. Chrome heated towel rail, double glazed window to the size, inset LED spotlights, extractor fan.

# Property Details.

## Open Plan Living/Kitchen/Dining Space



28' 3" x 15' 6" (8.61m x 4.72m)

**Living/Dining Area:** Various fully double glazed floor to ceiling windows providing fantastic views across Colchester, Spanish black Oak flooring, inset spotlights, integrated ceiling speakers.

**Luxury Fitted Kitchen:** Comprising of granite worktops and granite splash backs, high gloss white fitted units, integrated dishwasher, washer/dryer, oven and microwave. Four ring electric hob, stainless steel extractor above, single sink unit with mixer tap, convenience "pop-up" electric points, American style fridge/freezer with cupboard space either side.

## Upper Level

### Further Reception/Entertaining Room



17' 4" x 14' max (5.28m x 4.27m) Various floor to ceiling double glazed windows providing panoramic views, Spanish black Oak flooring, drinks bar with storage cupboards, built in wine cooler, built-in entertainment unit with DVD storage, door leading to roof terrace.

## Roof Terrace



35' x 35' (10.67m x 10.67m) The whole of this spectacular roof terrace is decked in hardwood with inset lighting and this spans an impressive 360° degrees of the apartment. Steps lead up towards an inset Hot tub, sun deck and cooking area with integrated Weber gas barbecue. Wall mounted electric patio heaters and weatherproof GEQ speakers complete the outside entertainment. The terrace offers stunning panoramic views over both Colchester Town and rolling countryside.

## Parking

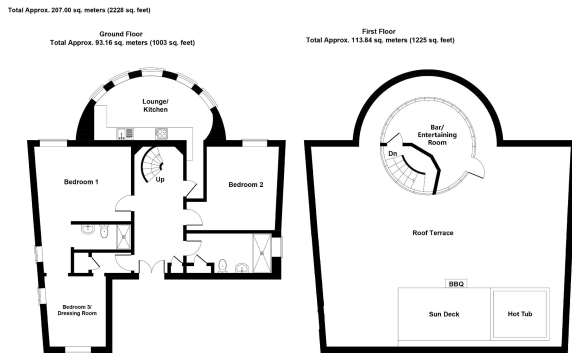
The property benefit from two secure undercover parking spaces, these are monitored by CCTV. There is direct access from the car park to the lift which as previously mentioned rises directly to the penthouse itself.

## Agents Notes

Remote control 'mood' lighting throughout. Media system including ipod connection and flush mounted speakers in all rooms. Video entry system. Security code private lift access. 24 hr CCTV system monitoring car park and entrances. The property has electric under floor heating throughout.

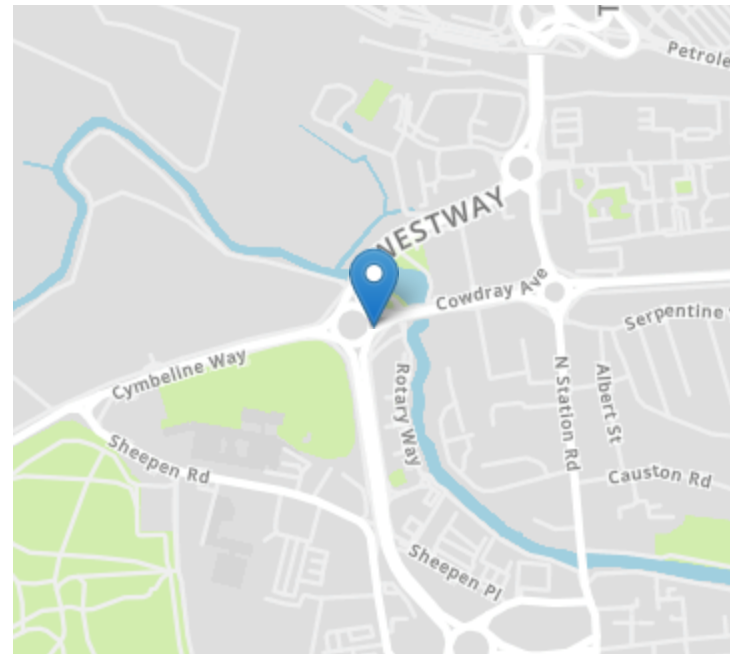
# Property Details.

## Floorplans

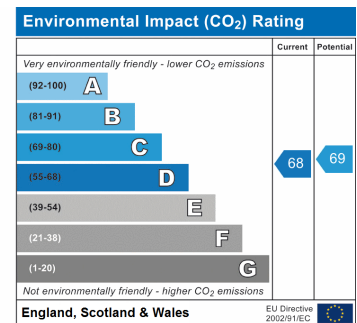
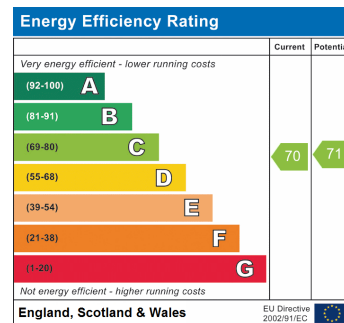


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## Location



## Energy Ratings



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.