



- Stunning Duplex Apartment
- Three Bedrooms Over Two Floors
- Stunning Open Plan Kitchen/Dining/Living Space With French Doors To Balcony
- Generous Balcony Overlooking River
- Family Bathroom & En-Suite Shower Room
- Brilliant First Time Buy/Investment
- Allocated Parking, Communal Gym & Gardens

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

Presented to the market in pristine condition and offering modern living within close proximity to the town centre is this three bedroom duplex apartment. This stunning apartment is within walking distance of the Colchester North Station with direct links to London Liverpool Street and would therefore make the perfect first time purchase or investment property. With accommodation spread over two floors to the property begins with an entrance hall which leads to the main bedroom and an en-suite shower room. Stairs from the hallway lead to the next level, where on this floor two further bedrooms can be found and the main focal point of the apartment (the open plan living space.)



Call to view 01206 576999



# Property Details.

## First Floor Duplex Apartment

### Entrance Hall

With stairs rising to first floor, door to;

### Bedroom One



17' 5" x 7' 11" (5.31m x 2.41m) With large double glazed window to rear, electric heater, door to;

### En-Suite



With close coupled WC, wash hand basin, shower cubicle, electric heated towel rail.

## First Floor

### Landing

With airing cupboard, doors to;

## Open Plan Lounge/Diner/Kitchen



19' 4" x 17' 6" (5.89m x 5.33m) With double glazed window to rear, French doors to balcony, electric heater, open to;

### Kitchen Area



With a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, island unit with breakfast bar, integrated oven, hob, fridge/freezer and dishwasher.

# Property Details.

## Balcony



9' 2" x 4' 8" (2.79m x 1.42m) A fantastic space offering views over the river.

## Bedroom Two



10' 4" x 8' 1" (3.15m x 2.46m) With window to rear, electric heater.

## Bedroom Three



8' 6" x 8' 2" (2.59m x 2.49m) With window to rear, electric heater.

## Family Bathroom

With close coupled WC, wash hand basin, panelled bath with shower attachment, part tiled walls.

## Outside

### Parking

An allocated parking space (space no. 117) with visitors passes available.

### Communal Gardens & Gymnasium



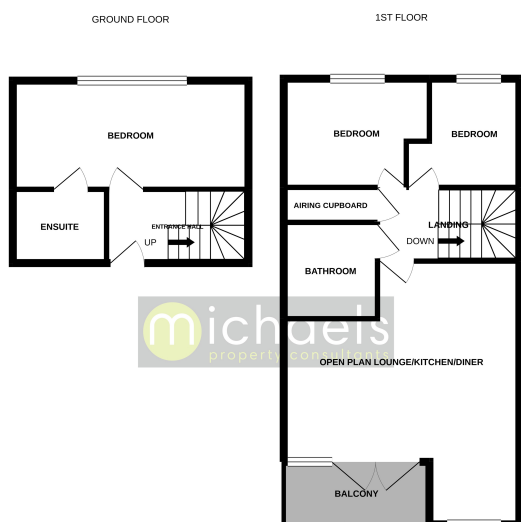
The property also comes with access to communal gardens and a gymnasium.

### Lease Information

The current owners has advised the property is offered on a leasehold basis with a lease remaining of 143 years. There is also a ground rent payable of £243 per annum and a service charge of £179 per month which includes the buildings insurance and water rates. However, we do advised any perspective purchaser confirms this information with their chosen conveyancer.

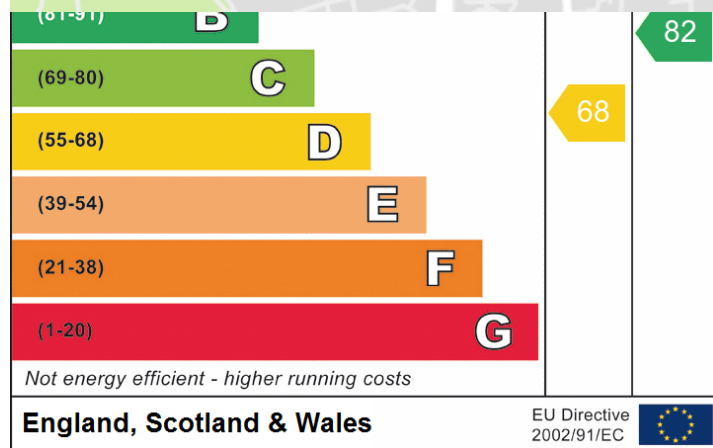
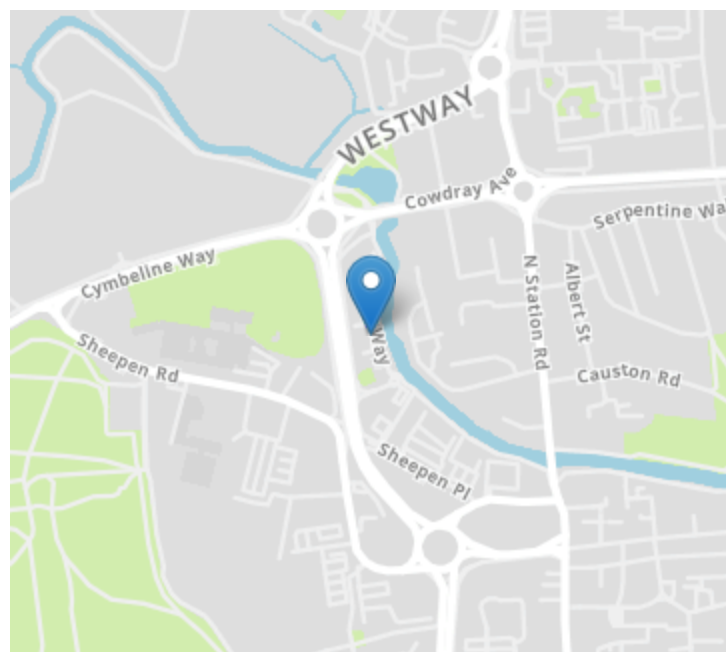
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## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above, within, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The above floor plan and specifications are only intended to provide a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of writing.

## 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.