



- Two Bedroom Apartment
- Situated On Third Floor Of This Apartment Complex
- Ideal First Home Or Investment Purchase
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Entrance Hall
- Master Bedroom With En-Suite Shower Room
- Further Double Bedroom
- Focal Open Plan Kitchen/Dining/Living Room
- Allocated Parking
- Water Included Within Annual Fees

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

This excellent two-bedroom, third-floor apartment on Rotary Way, Colchester, CO3, offers modern living in a central location close to the city centre and Colchester North Station. The apartment features contemporary finishes throughout and a welcoming entrance hall leading to a spacious open-plan living, kitchen, and dining area, ideal for entertaining. Both bedrooms are well-proportioned doubles, with the master benefiting from an en-suite shower room, alongside a separate family bathroom. Additional features include allocated parking.



Property Details.

Third Floor Apartment

Entrance Hall

Bedroom One



Family Bathroom



En-Suite



Bedroom Two



10' 5" x 10' 10" (3.17m x 3.30m)

Property Details.

Kitchen/Living/Dining Room



Leasehold Information

We have been advised that this property is offered on a leasehold basis. The annual service charge payable is approximately £2400 per annum and the ground rent payable is approximately £144 per annum, to include water also. All leasehold charges and information are provided by our client in good faith and we encourage all interested parties to confirm this information with your legal representative at an early stage of your conveyance to prevent any discrepancy.

Lease Term - 155 years from 1 January 2005 - 134 years remaining.



18' 4" x 17' 11" (5.59m x 5.46m)

Property Details.

Floorplans



Total area: approx. 71.3 sq. metres (767.4 sq. feet)

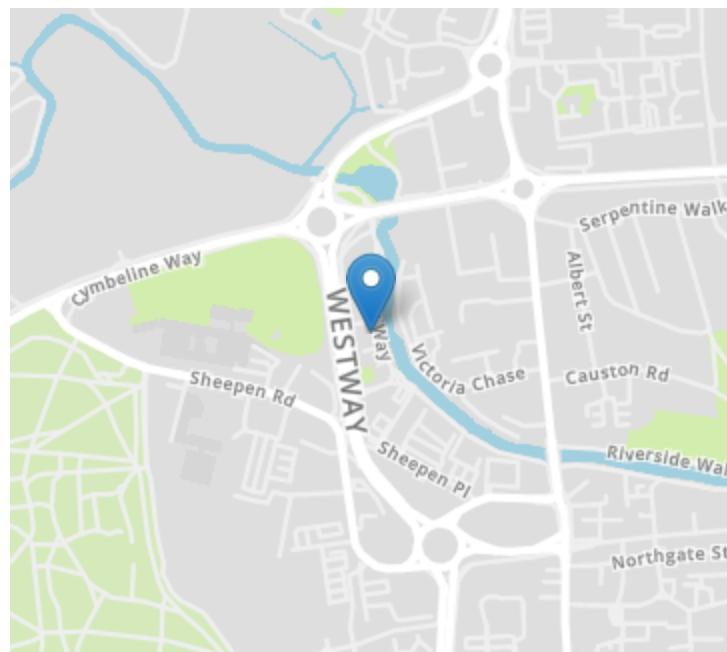
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include recessed or recessed spaces. No guarantee is given to any dimensions or areas. Prospective buyers are advised to take their own measurements.

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Rotary Way, Colchester

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.

