

A large, faint, stylized squirrel logo is visible in the background on the right side of the image.

oakheart

£160,000

Guide Price

Rotary Way, Colchester

Set on the top floor of this popular modern development, Rotary Way offers a bright and beautifully presented one-bedroom apartment with its own private balcony and an allocated parking space, making it an ideal first-time purchase or a strong investment opportunity. Perfectly positioned close to Colchester City Centre, Colchester North Station, and the River Colne, the apartment combines convenience, style, and a peaceful setting.

Upon entering the property, the hallway provides immediate storage solutions with a handy built-in cupboard, leading you naturally into the impressive open-plan kitchen and living area. This generous space stretches over six and a half metres, filled with natural light from multiple windows and the patio doors that

open onto the balcony. The layout is designed for easy modern living, with room to relax, dine, and entertain. The kitchen area is well appointed with contemporary units, good worktop space, and integrated appliances, offering both practicality and a sleek finish. The private balcony extends the living space further and is perfect for a morning coffee or unwinding in the evening while enjoying elevated views across the development.

The bedroom is a comfortable double room with plenty of space for furniture and a calm, restful atmosphere. Positioned next to the bathroom, it creates an effortless flow throughout the apartment. The bathroom is finished in a modern style, featuring a full-sized bath with overhead shower, clean tiling,

and a heated towel rail.

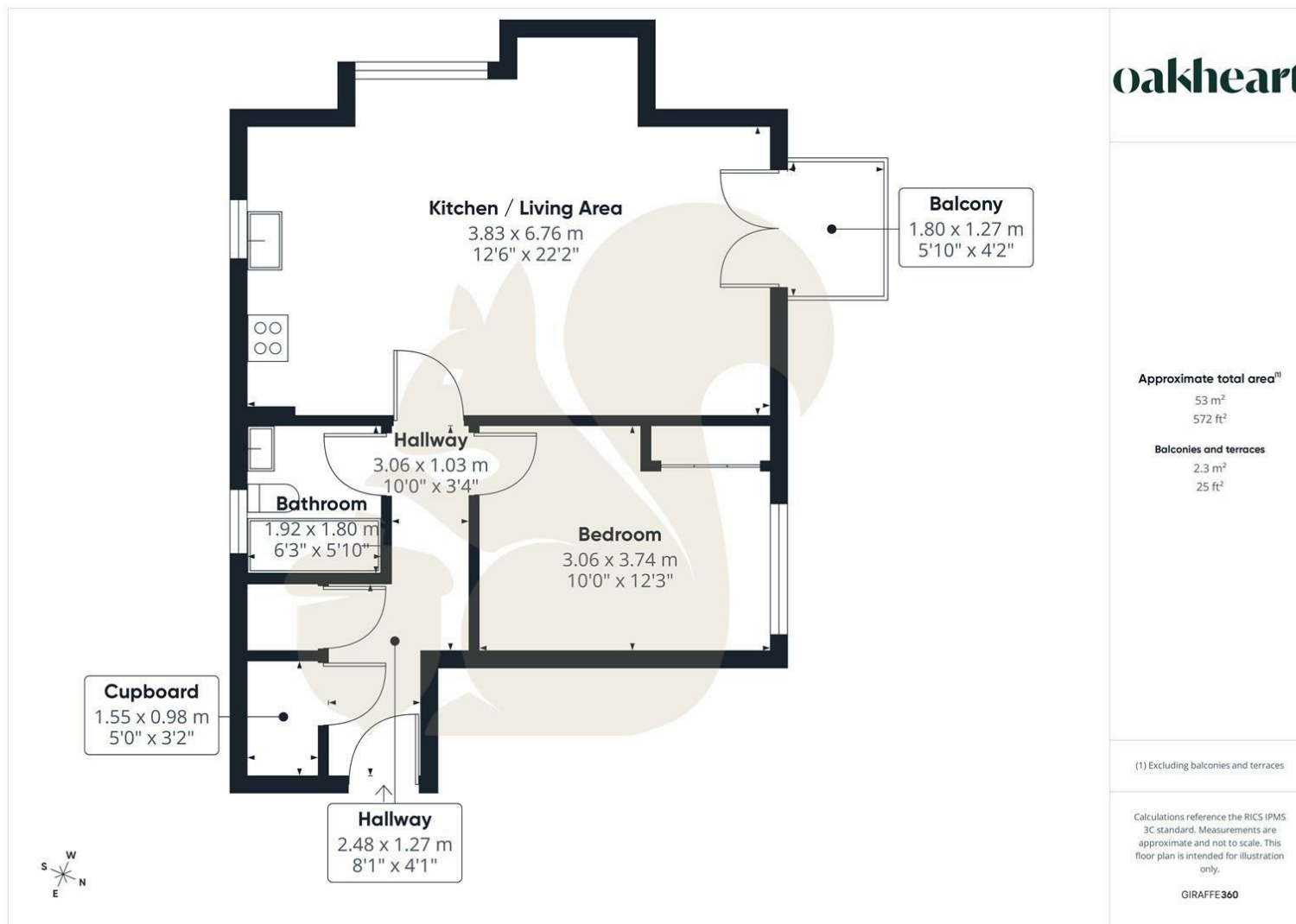
Rotary Way is known for its excellent access to the city centre and the mainline station, with direct trains to London Liverpool Street, making it a superb choice for commuters. It also sits moments from the banks of the River Colne, offering scenic walking routes and an attractive backdrop to daily life. The development includes lift access, well-maintained communal areas, a gym and a welcoming residential feel. The property benefits from one allocated parking space.











Local Authority:

Tenure:

Leasehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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