

For Sale

Offers in excess of **£190,000** Leasehold



Rotary Way Colchester CO3 3LJ

- Energy Rating: D
- POPULAR LOCATION OVERLOOKING RIVER
- LIFT TO FIRST FLOOR
- OPEN PLAN SOCIAL SPACE
- TWO DOUBLE BEDROOMS



Property Details

Bathroom 8' 8" x 5' 9" (2.64m x 1.75m)

Bedroom Two 8' 10" x 8' 2" (2.69m x 2.49m)

En-Suite

Bedroom One 11' 8" x 10' 9" (3.56m x 3.28m)

Lounge / Kitchen / Diner 19' 10" x 18' 9" (6.05m x 5.71m)

door to balcony

Storage Cupboard



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Tenure: Leasehold

EPC Rating: D

Property Ref: CCH307858 - 0005

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as Leasehold sales

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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