

For Sale

Offers in excess of **£180,000** 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

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH307858 - 0010

Tenure:Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2365.00

Ground Rent: 239.00

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 items such as Leasehold packs.

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.