



## 2 bedroom Duplex located in Colchester.

Guide Price  
£200,000 - £225,000.

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Rotary Way Colchester CO3 3LG

## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Guide Price Of £200,000 - £225,000\*\*\*

NO ONWARD CHAIN!

Welcome to this modern and well-presented apartment located in the sought-after development on Rotary Way, Colchester. This stylish home features an open-plan lounge and kitchen area, perfect for contemporary living. The property offers two generous bedrooms, including a principal bedroom with an ensuite, and a separate family bathroom. Step out onto the private balcony and enjoy stunning views-ideal for relaxing or entertaining. Additional benefits include allocated parking, offering convenience and peace of mind in this popular residential location.

### THE HOME

This stylish apartment offers a spacious open-plan lounge and kitchen area, thoughtfully designed for modern living and entertaining. The kitchen features sleek cabinetry and integrated appliances, opening into a bright and comfortable living space.

There are two well-proportioned bedrooms, including a principal bedroom with a private ensuite shower room. The second bedroom is ideal for guests, a home office, or family use. A contemporary family bathroom with quality fittings completes the interior. The property also boasts a private balcony with stunning views-perfect for unwinding at the end of the day.

### ROOM DIMENSIONS

Lounge/Kitchen - 5.97m x 4.24m (19'7 x 13'11)

Principle Bedroom - 3.56m x 3.12m (11'8 x 10'3)

Ensuite

Bedroom Two - 2.57m x 2.44m (8'5 x 8'0)

Family Bathroom

### THE LOCATION

Situated in a popular and well-connected area of Colchester, Rotary Way offers easy access to the town centre, mainline train station, and local amenities. Colchester North Station is just a short distance away, providing direct links to London Liverpool Street-ideal for commuters. The development is also close to a range of shops, supermarkets, schools, and leisure facilities, making it a convenient and desirable place to live.



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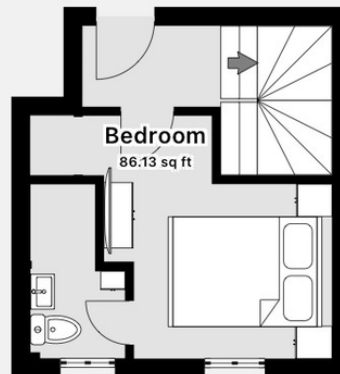
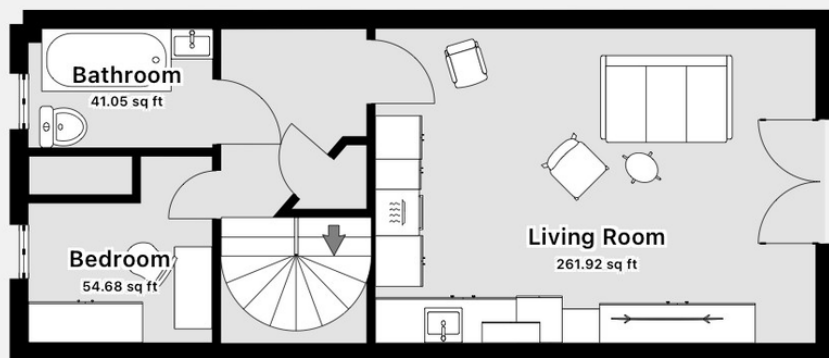
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## FLOORPLAN



## DIRECTIONS

### CONTACT

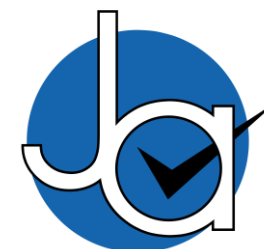
**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

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