

65 Rotary Way COLCHESTER



Investment Opportunity - Well presented one bedroom apartment - First floor
 - Modern fitted kitchen with integral appliances - Open plan living area -
 Double bedroom with built in wardrobe - Modern fitted bathroom with
 shower to bath - Residents only gym - Communal Lift - Walking to distance to
 North Station & Town Centre - Tenancy in place at £550pcm offering a 5.5%
 return - Investment Property Only - Viewings by appointment only



- **Investment Opportunity**
- **Central Location**
- **Tenancy in Place**
- **Communal Gym**
- **Well Presented Throughout**

Kitchen/Living Room

4.56m x 4.26m (14'11" x 13'7")

2 x UPVC Windows, 2 x Electric Heaters, Selection of Fitted Base and Eye Level Units, Worktop, Stainless Steel inset Sink, Laminate Flooring, Fitted Oven and Hob, Integral Fridge Freezer, Integral Dishwasher and Washing Machine, Spotlights and Pendant Light, TV Socket and Phone Socket.

Entrance Hallway

Electric Heater, Airing Cupboard, Storage Cupboard, Intercom Phone, Laminate Flooring, 2 x Pendant Light.

Bathroom

Fitted White Bathroom Suite, Shower to Bath, Tiled Splash Backs, Wall Mounted Wash Basin, Close Coupled WC, Vinyl Floor, Heated Towel Rail, Upvc Window, Extractor Fan, Spotlights.

Bedroom

3.15m x 2.78m (10'4" x 9'1")

uPVC Window, Electric Heater, Fitted Wardrobe, Pendant Light, Carpet.

These particulars have been checked and the information contained is correct to the best of my knowledge and any fixtures and fittings included are in full working order unless stated.

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Approved without alteration

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Approved – subject to alterations as marked

SIGNED :

DATE:

PLEASE PRINT NAME: