



## Rotary Way, Colchester, CO3 3LJ

£220,000

Gallant Richardson Estate Agents bring to market this THREE BEDROOM split level character apartment that forms part of a riverside residential development that is very conveniently situated for strolling to the city centre where a whole host of amenities, shops, cafes, bus service, mainline station (that connects into London's Liverpool street), leisure centre and Castle Park to name a few can be found.

The property is located on the first floor with lift access in the block as well as secure communal entry. On entering the property you have a reception hall with master bedroom just off with feature large picture style window, own en-suite facility. Next level provides two further bedrooms, main bathroom and the feature living room with kitchen/diner, vaulted style ceiling, large picture style window with door access to the front balcony that views over the river, lovely setting.

Outside

### Reception Hall

10'6" x 5'4" (3.20m" x 1.63m")

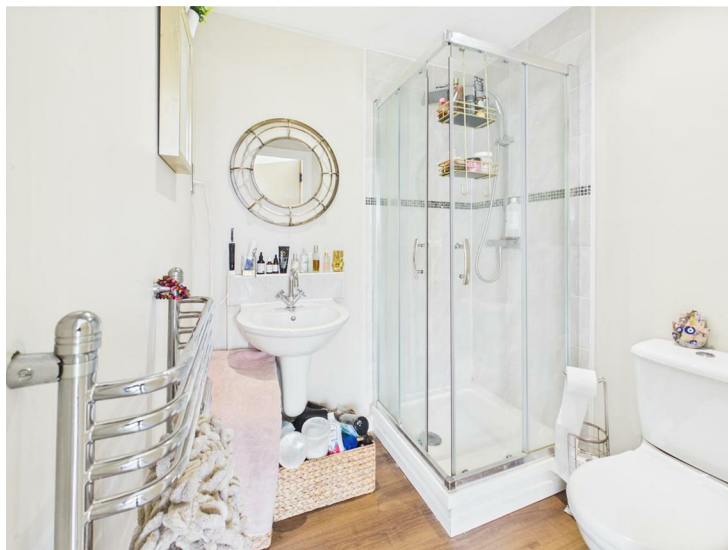
### Master Bedroom

17'4" x 7'10" (5.28m" x 2.39m")

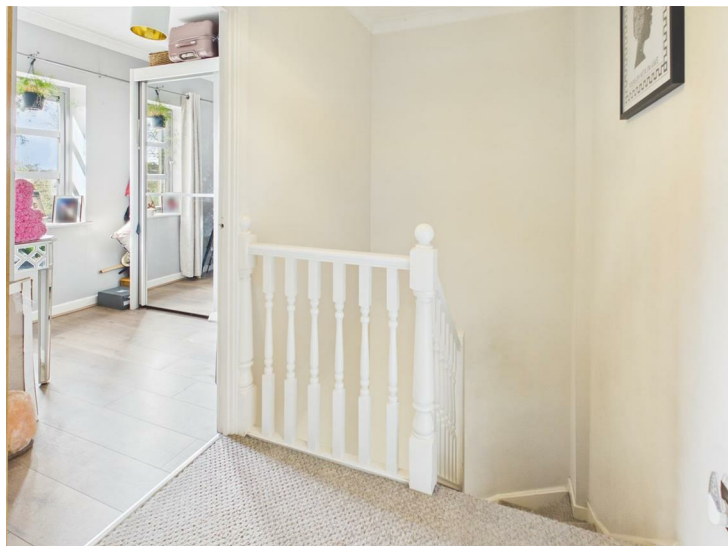


### En Suite

5'10" x 5'5" (1.78m" x 1.65m")



### Landing



### Bedroom Two

10'3" x 8' (3.12m" x 2.44m")



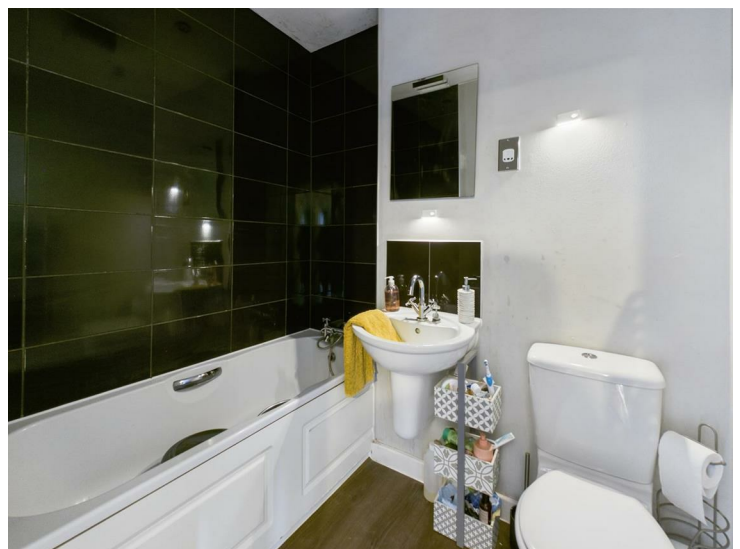
### Bedroom Three

8'1" x 6'7" (2.46m" x 2.01m")



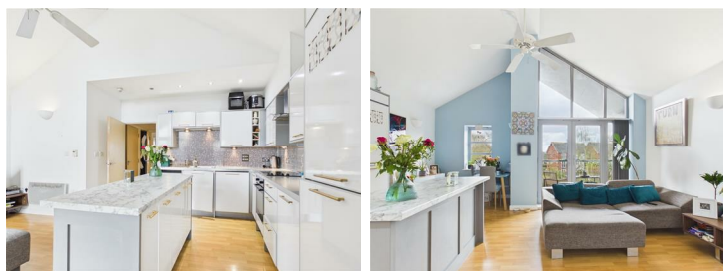
### Bathroom

6'9" x 4'10" (2.06m" x 1.47m")



## Lounge/Diner/Kitchen

19'3" x 17'5"max (5.87m" x 5.31m"max)



## SELLERS CONFIRMATION

SELLERS CONFIRMATION: I/We hereby confirm that the above details are an accurate representation of our property.

Signed.....

## Outside



## Material Information

Council Tax Band - D - 2025/2026 - £2,240.94

EPC - D - Valid until - 15/06/2027

Lease - 155 years, approx. 133 years remaining

Last Service Charge - £216 per month

Ground Rent - £279 PA

Mobile Phone Coverage - Yes - via Ofcom.

Broadband Coverage - Standard/Superfast/Ultrafast - via Ofcom

Flood Risk - via Gov.uk - Surface Water - Very Low - Seas and Rivers - Low. via .Gov.Uk

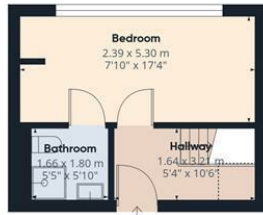
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

## Anti-Money Laundering

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

## Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

68.5 m<sup>2</sup>  
736 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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