

# 2 bedroom Apartment located in Colchester.

Guide Price
**£160,000 - £180,000**

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JOHN ALEXANDER
ESTATE AGENTS

# Rotary Way
# Colchester
# CO3 3LG

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**OVERVIEW**
*** GUIDE PRICE £160,000-£180,000 ***

Offered for sale with vacant possession and no onward chain is this two-bedroom duplex apartment situated within a popular development close to Colchester city centre and the A12. The property benefits from a spacious kitchen/diner, two bedrooms, en-suite to the principal bedroom with access to a terrace, a large first-floor lounge and an allocated parking space. An ideal purchase for first-time buyers, investors or those looking to downsize.

**KITCHEN/DINER**
17' 8" x 15' 2" (5.38m x 4.62m)
Stairs to first floor, two electric heaters, stainless steel one and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, work surfaces, built in oven, hob and extractor fan, space for washing machine, integrated fridge freezer, double glazed windows to front and side.

**INNER HALLWAY**
Walk in cupboard housing hot water cylinder.

**BATHROOM**
White suite comprising of bath with shower above, wash basin, low level WC, chrome heated towel rail.

**BEDROOM ONE**
10' 4" x 9' 10" (3.15m x 3m)
Double glazed sliding patio doors to rear, electric heater.

**EN-SUITE SHOWER ROOM**
Double shower, wash basin, low level WC, chrome heated rail, obscure double glazed window to rear.

**BEDROOM TWO**
8' 3" x 6' 8" (2.51m x 2.03m)
Double glazed window to side, electric heater.

**FIRST FLOOR**
Leading to Living room.

**LOUNGE**
18' 0" x 13' 4" (5.49m x 4.06m)
Double glazed window to front, electric heater.

**OUTSIDE**
Communal gardens and patio areas.

Allocated parking.







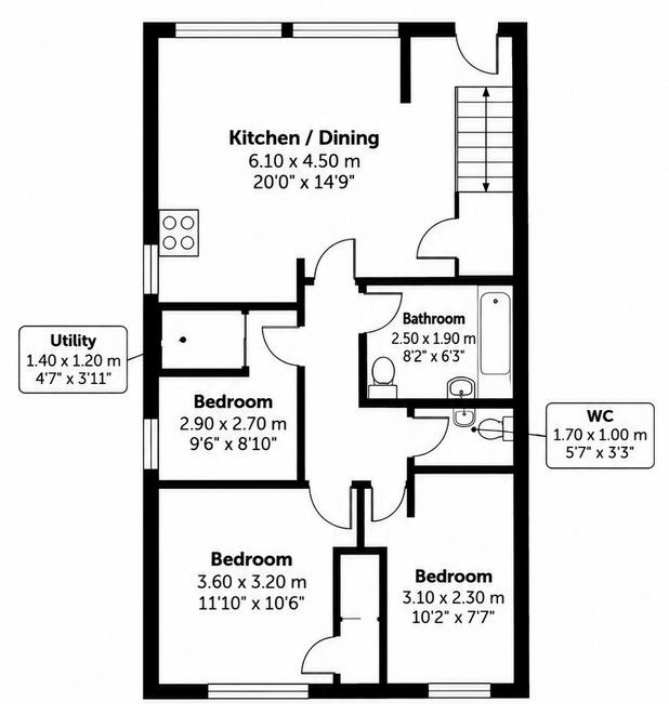
**AGENTS NOTE**

Tenure: Leasehold (103 years remaining)
Service Charge: £2,100 per annum
Ground Rent: £144 per annum

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## FLOORPLAN




Ground Floor




Floor 1

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