

The logo for Oakheart, featuring the word "oakheart" in a white, lowercase, sans-serif font. The letters are slightly shadowed, giving them a 3D appearance as if they are floating or attached to the building's facade.

oakheart

£180,000

Offers In Excess Of
Rotary Way, Colchester

Positioned on the highly desirable Rotary Way in the sought-after CO3 district of Colchester, this well-presented two-bedroom apartment offers spacious, contemporary accommodation, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

The property is presented in good decorative order throughout and centres around a bright and spacious open-plan kitchen, living and dining area. The modern fitted kitchen offers ample storage and

worktop space, while the generous living area provides an excellent setting for both relaxing and entertaining.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The second bedroom offers flexibility as a guest room, home office or dressing room and is served by a modern family bathroom.

Further benefits include a welcoming entrance hall with useful storage,

double glazing, gas central heating and an allocated parking space.

Rotary Way is ideally positioned within easy reach of Colchester city centre, Stane Retail Park, excellent local amenities, highly regarded schools, regular bus routes and the A12, making it an excellent location for commuters and those seeking convenience.

This is a fantastic opportunity to acquire a stylish, low-maintenance home in one of Colchester's most popular residential locations.











oakheart

Local Authority:

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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