

Rotary Way, Colchester, CO3 3LG



To Let
Unfurnished
£1200 pcm

3 bedrooms
1 reception room
2 bathrooms



A three bedroom duplex apartment located on the popular Rotary Way, within easy reach of Colchester Town, North station and the A12.

Some details

General information

A three bedroom duplex apartment located on the first floor within the popular Rotary Way, within easy reach of Colchester Town, North station and the A12. This split level apartment offers generous sized accommodation with accommodation comprising entrance hall, master bedroom with en-suite shower room, stairs leading to the first floor, double bedroom, single bedroom, family bathroom and a large open plan living space with a fitted kitchen and nice balcony overlooking the river.

Entrance hall

Not measured

Bedroom one

17' 07" x 7' 10" (5.36m x 2.39m)

Good size double bedroom, with built in wardrobes and en-suite shower room.

Ensuite

5' 11" x 5' 06" (1.8m x 1.68m)

Corner shower, low level WC and wash hand basin.

Landing

Not measured

Bedroom two

10'06" x 8'11" x 8' 00" (3.25m x 2.44m)

Double bedroom with window to rear aspect.

Bedroom three

8' 00" x 8'04" x 6'09" (2.44m x 2.59m)

Single bedroom or an ideal study/nursery.

Bathroom

6' 00" x 4' 11" (1.83m x 1.5m)

Panelled bath, low level WC and wash hand basin.

lounge/diner/kitchen

19' 03" x 17' 07" (5.87m x 5.36m)

Spacious and open plan living space with a fitted kitchen and nice sized balcony over looking the river.

Agents note

Please be advised Fenn Wright are only acting as an introductory agent and after reference checks all communication and paperwork will be via the landlord and therefore if you have any issues with the property or paperwork this must be dealt with the landlord directly and Fenn Wright will not be involved. The landlord has advised he will be completing some remedial works to the property and we advise and potential tenants to confirm these works with the landlord before moving in.

Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1384.61

Availability: Mid November

No Pets

Non Smokers

Council tax band D

EPC rating D

Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Further information

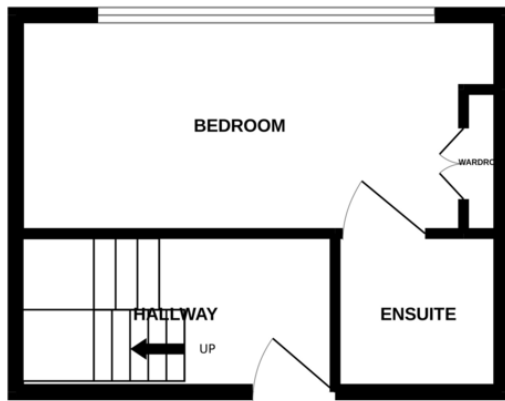
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

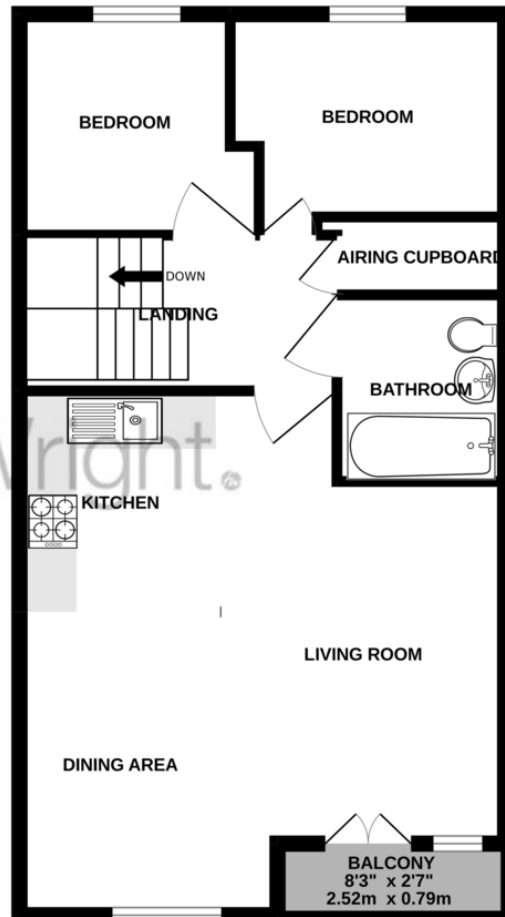
Viewing

To make an appointment to view this property please call us on 01206 764499.

GROUND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or book a viewing

01206 764499

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- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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