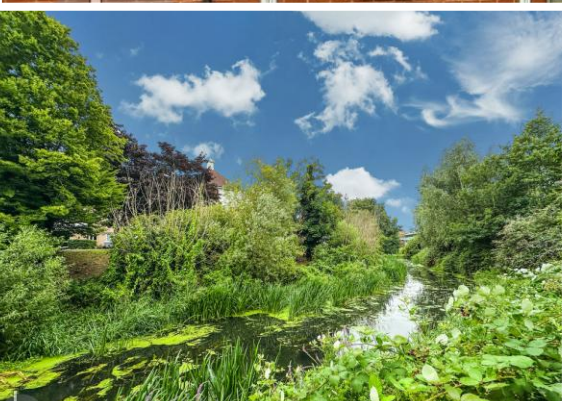




## 2 bedroom Apartment located in Colchester.

Guide Price  
£160,000 - £180,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Rotary Way Colchester CO3 3LJ



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## FULL DESCRIPTION

**\*\*\*GUIDE PRICE £160,000 TO £180,000\*\*\***

**\*\*\*\*No onward chain\*\*\*\***

This stylish first-floor apartment sits on the edge of Colchester city centre and enjoys peaceful river views from its private balcony. Featuring two double bedrooms, including an en-suite, a spacious open-plan living area, and allocated parking, it offers modern living with excellent access to the city centre, mainline station, and A12—ideal for first-time buyers and commuters alike.

### THE PROPERTY

Situated on the edge of Colchester city centre, Rotary Way is a well presented first-floor apartment boasting tranquil river views and modern, spacious living. The property features a welcoming entrance hall with a storage cupboard, leading into a bright and airy open-plan lounge, kitchen, and dining area that opens onto a private balcony overlooking the river.

The apartment offers two double bedrooms, with the principal bedroom benefiting from a stylish en-suite, as well as a contemporary main bathroom.

Externally, the property includes an allocated parking space and is part of a well-maintained development in a peaceful riverside setting. Furthermore, the apartment benefits from a onsite gym as well as a communal garden.

## HALLWAY

### BATHROOM

**8' 8" x 5' 9" (2.64m x 1.75m)**

### BEDROOM ONE

**11' 8" x 10' 9" (3.56m x 3.28m)**

### ENSUITE

### KITCHEN/LIVING SPACE

**19' 10" x 18' 9" (6.05m x 5.72m)**

### BEDROOM TWO

**8' 10" x 8' 2" (2.69m x 2.49m)**

## LOCATION

Located just on the edge of Colchester city centre, Rotary Way offers convenience and tranquillity. This sought-after location benefits from a peaceful riverside setting while being within easy walking distance of the city's vibrant shops, restaurants, and cultural attractions.

Colchester's mainline train station is nearby, providing direct services to London in around an hour, ideal for commuters. The area also enjoys excellent road links via the A12, making travel across Essex and beyond highly accessible.

Whether you're looking for a quiet retreat or the buzz of city life, this location delivers the best of both worlds.

**Service Charge (PA) £2,148 lease**

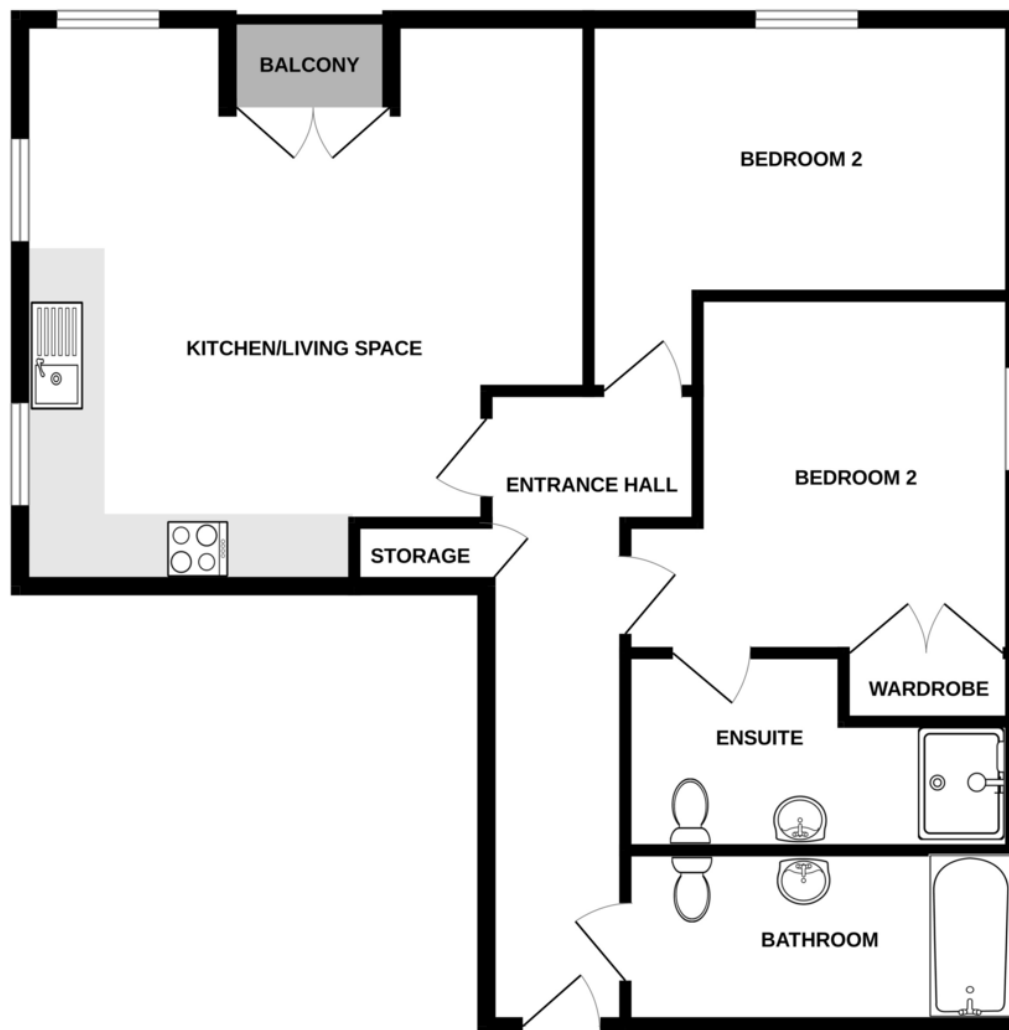
**Ground Rent (PA) £239**

**135 years**



## FLOORPLAN

### GROUND FLOOR



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