

The logo for 'oakheart' is displayed in a white, lowercase, sans-serif font in the top right corner of the image. The background of the entire image is a photograph of a modern residential building with red brick and white siding, featuring balconies and large windows. A black lamppost and several cars are visible in the foreground, and trees are on the sides.

oakheart

£180,000

Guide Price

Rotary Way, Colchester

Guide Price £180,000 - £190,000

****Service charge includes the water**** With this impressive two-bedroom, two-bathroom apartment offers stylish and contemporary living within a sought-after development in Colchester. Situated on the fourth floor and benefiting from lift access, the property combines modern interiors, generous accommodation and excellent resident facilities, making it an ideal choice for first-time buyers, professionals, downsizers or investors.

The apartment opens into a welcoming entrance hallway providing access to all principal rooms. The highlight of the property is the impressive open-plan kitchen, dining and living area, creating a bright and sociable space ideal for both everyday

living and entertaining.

The contemporary fitted kitchen is equipped with a range of wall and base units, work surfaces, inset sink and mixer tap, induction hob with extractor, and a selection of integrated appliances including fridge/freezer and washing machine. The living area benefits from patio doors opening onto a Juliet balcony, together with a rear-facing double-glazed window, allowing plenty of natural light into the room. An airing cupboard provides useful additional storage and houses the hot water cylinder.

There are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom is further enhanced by a private en-suite shower room, while a separate modern bathroom serves the second bedroom and guests.

Further benefits include allocated parking, a visitor parking permit and access to a residents' gym within the development, providing added convenience without having to leave the comfort of the complex.

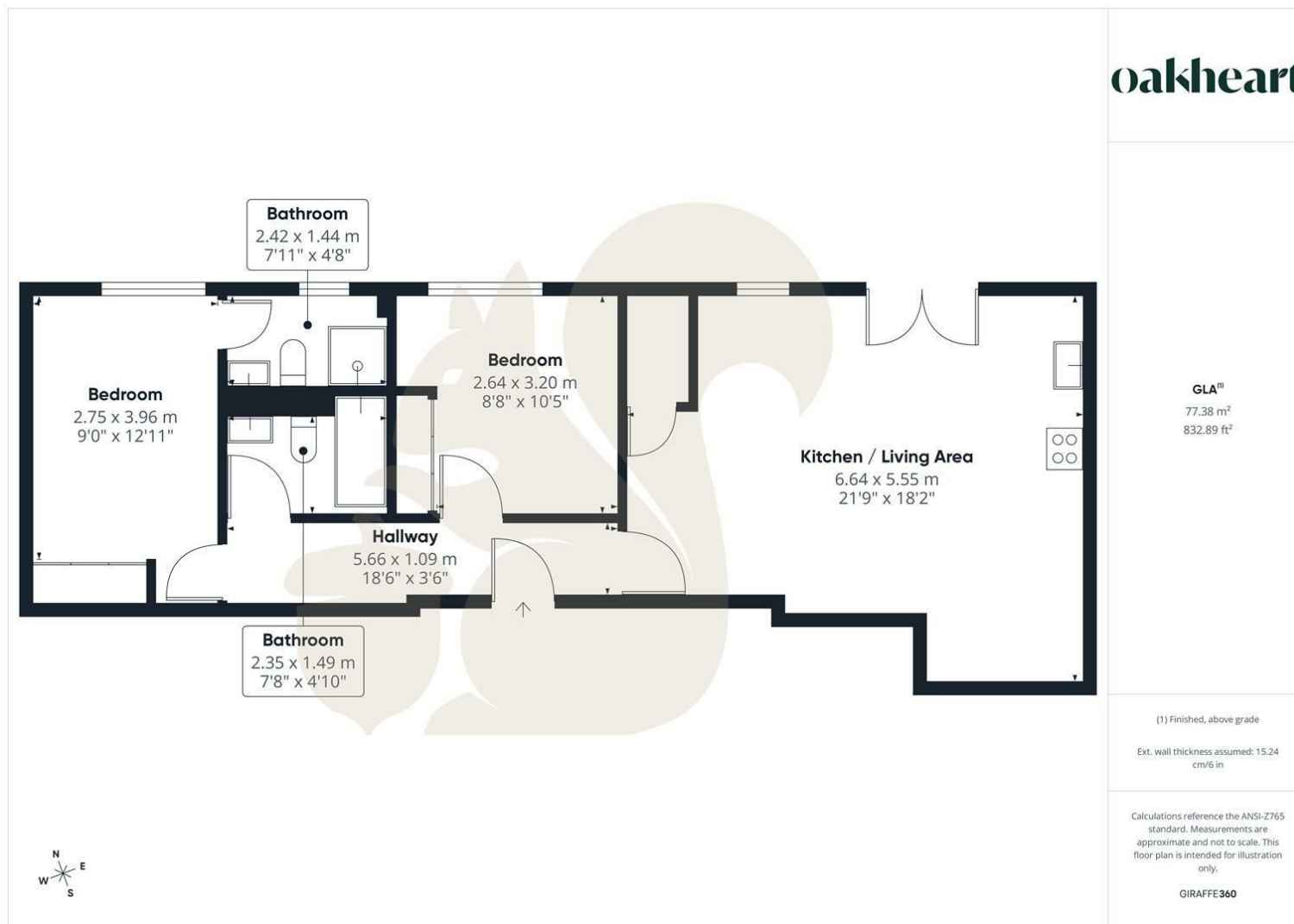
Ideally positioned in Colchester, the property offers easy access to a wide range of local amenities, shops, restaurants and transport links, making it particularly well suited to those looking for a convenient and low-maintenance lifestyle.











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Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

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