

30 Rotary Way, Colchester, CO3 3LG

Offers in excess of £200,000



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The entrance hall has an entry phone system, stairs to the top floor, storage cupboard and door to the cloakroom. The open-plan kitchen/living room has a window to the front and doors to the balcony. The kitchen area is fitted with a range of cupboards and worksurfaces, ceramic hob, electric oven and extractor over, integrated fridge/freezer, dishwasher and microwave and space for a washing machine.

Located on the top floor are the two bedrooms. The master bedroom has a built-in wardrobe, two windows to the front and an ensuite with walk-in shower cubicle, wc and hand basin. Bedroom two with built-in wardrobe and velux window. The bathroom comprises panel bath, wc and wash hand basin.

### Some More Information

Tenure - Leasehold - 125 years from June 2005  
Service Charge - £171pcm  
Ground Rent - £270 pa  
Council Tax Band - C  
EPC - B

### Entrance Hall

### Cloakroom

### Kitchen/living room

21'1" x 15'2" narrowing to 14'11" ( 6.43m x 4.62m narrowing to 4.55m)

### Bedroom one

15'3" x 10'7" narrowing to 8'11" (4.65m x 3.23m narrowing to 2.72m)

### En-suite

### Bedroom two

15'3" x 8'6" (4.65m x 2.59m)

### Bathroom

### Location

The property is located close to Colchester town centre with its range of shopping facilities, bars and restaurants. The property is also a short distance from Colchester North station with its links to Ipswich and London Liverpool Street.

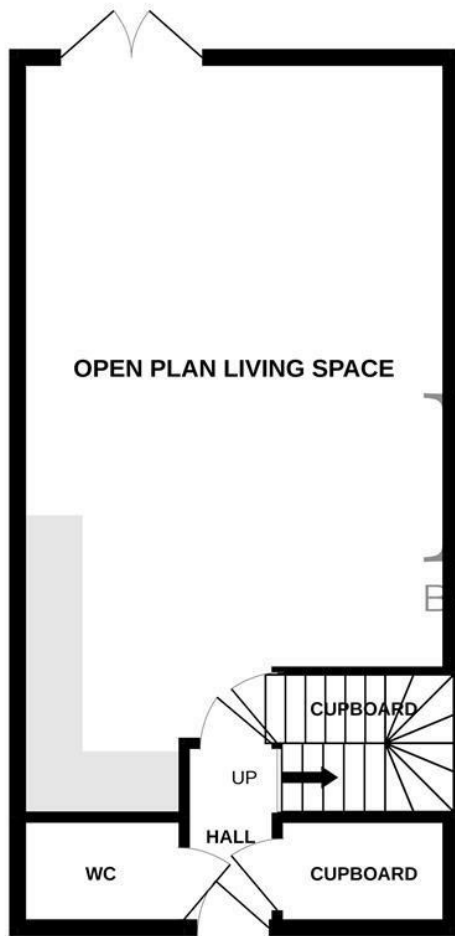
### Externally

We are advised that there is one allocated parking space.

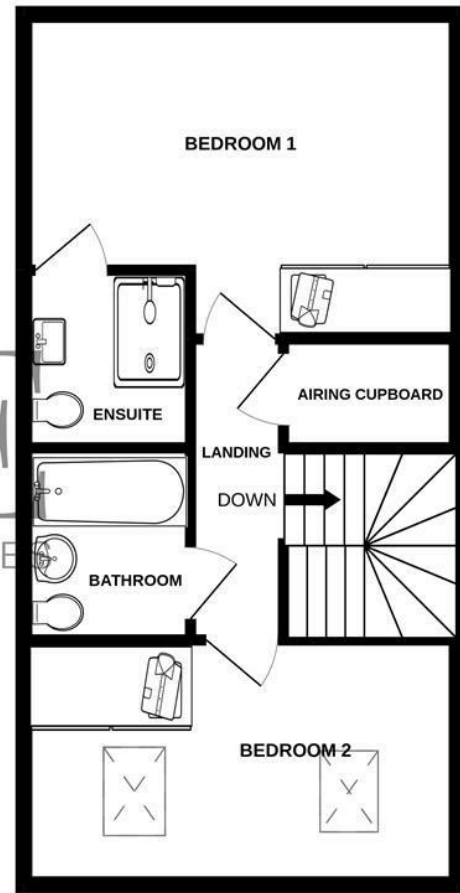




GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.