



**10 ROTARY WAY**  
Colchester, Essex

**Carter Jonas**



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## 10 ROTARY WAY, COLCHESTER, ESSEX, CO3 3LG,

- 19 miles to Braintree
- 24 miles to Chelmsford
- 18 miles to Ipswich
- 17 miles to Long Melford

Lovely elevated views • Open Plan kitchen/living room •  
Two spacious bedrooms with storage • Ensuite shower  
room • Family Bathroom • Outside Balcony • Resident  
Parking •  
EPC rating B

### DESCRIPTION

This modern 2-bedroom flat at 10 Rotary Way in Colchester offers beautiful, elevated views, with an open plan kitchen/living room providing a spacious and contemporary living area. The property includes two generously sized bedrooms, both with ample storage space, as well as an ensuite shower room and a family bathroom for added convenience.

### OUTSIDE

Outside, there is a balcony to enjoy the views, and residents parking is available for easy access.

**A SPACIOUS TWO BEDROOMED FLAT WITH STUNNING RIVERSIDE VIEWS, CURRENTLY WITH A TENANT IN SITU, MAKING THIS A FANTASTIC INVESTMENT OPPORTUNITY.**



## LOCATION

Colchester is a historic town located in Essex, England, known for its rich heritage, vibrant culture, and beautiful surroundings. Being one of Britain's oldest recorded town, with a history dating back over two thousand years. Visitors can explore its ancient ruins, including the Roman Walls, Colchester Castle, and St. Botolph's Priory, offering a glimpse into its fascinating past. Colchester is surrounded by picturesque countryside and parks, providing residents and visitors with ample opportunities for outdoor activities. The nearby Dedham Vale Area of Outstanding Natural Beauty is perfect for hiking, cycling, and exploring the scenic landscapes. Most importantly Colchester offers a mainline service to London Liverpool St, within 48 minutes.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 135 years remaining

**Services:** Mains electric and drainage. Gas Central Heating

**Local Authority:** Colchester Borough Council - Band C

**Viewings:** By appointment with Carter Jonas.  
Tel: 01787 882881

**What3Words:** ///life.audit.debate

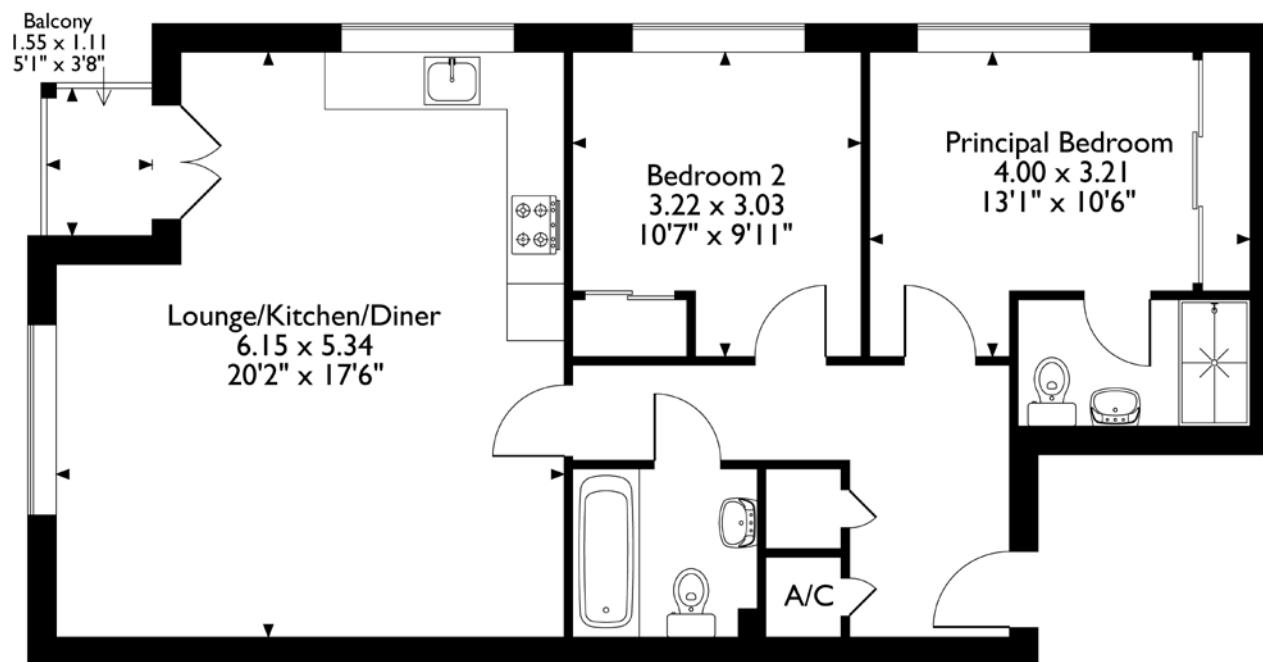
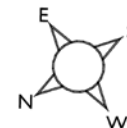
**Ground Rent:** £248 per annum

**Service Charges:** £228 pcm (include Gas and Water charges)





10 Rotary Way, Colchester, Essex  
Approximate Gross Internal Area  
67 Sq M/721 Sq Ft



**Fourth Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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