

Beresfords Est 1968

Beresfords

Asking Price £220,000

Leasehold | 3 Bed | 2 Bath | Flat/Apartment | Upper Floor | Council Tax Band D | EPC D | Ref COS260124

Rotary Way Colchester CO3 3LJ

An exceptional three bedroom split-level apartment set within a sought-after riverside development, just a short walk from Colchester city centre and the mainline station. Featuring a stunning vaulted open plan living space, private balcony, modern kitchen, principal bedroom with en-suite, overlooking the river. With lift access and secure communal entrance, this unique home offers stylish living in a prime location.

- Impressive three bedroom split-level character apartment
- Set within an attractive riverside development
- Stunning open plan living / kitchen area with impressive, vaulted ceiling
- Private balcony overlooking the river
- Principal bedroom featuring a floor-to-ceiling picture window with river views and modern en-suite shower room
- Contemporary family bathroom
- Secure communal entrance with both lift and stair access
- Short walk from Colchester city centre with access to shops, cafés, restaurants, leisure facilities and Castle Park



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

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Room Dimensions

Ground Floor

Hallway 5'4" x 10'6" (1.63m x 3.2m)

Bedroom One 7'10" x 17'4" (2.4m x 5.28m)

En-suite 5'5" x 5'10" (1.65m x 1.78m)

First Floor

Kitchen / Living Area 19'3" x 17'5" (5.87m x 5.3m)

Bedroom Two 8' x 10'3" (2.44m x 3.12m)

Bedroom Three 8'1" x 6'7" (2.46m x 2m)

Bathroom 6'9" x 4'10" (2.06m x 1.47m)

Service Charge (per annum):

£2,592.00

Lease Length:

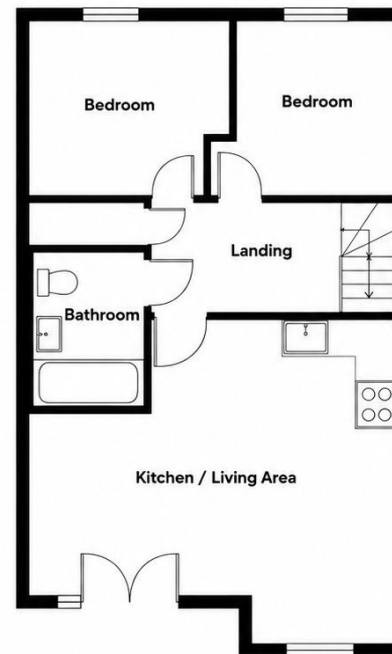
155 years (from 01/01/2005)

Ground Rent (per annum):

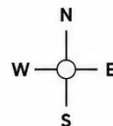
£279.00 (TBC)



Ground Floor



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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