



## 14 Rotary Way, Colchester, CO3 3LG

£1,350 Per Calendar Month

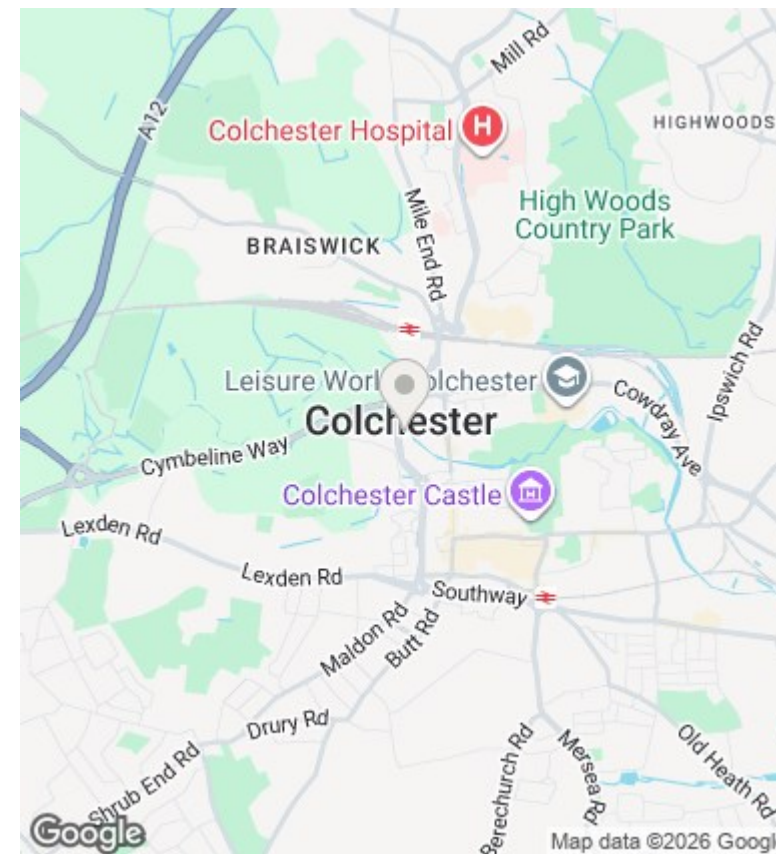
- Fully Refurbished Through-out
- Spacious Open-Plan Living Room
- Exclusive Residents' 24-Hour On-Site Gym
- Walking Distance To City Centre
- 2 Double Bedroom Maisonette
- Finished To A High Standard
- Gas And Water Included In Monthly Rent
- Modern Kitchen With Fitted Appliances & Breakfast Bar
- Allocated Parking Space
- Close To Colchester North Station (Direct Links To London Liverpool Street)



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

C

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	