



- One bedroom
- Central location
- Allocated parking
- Grade II Listed
- Period features
- Spacious living accommodation
- Short walk to the train station
- Newly fitted kitchen & bathroom

## Flat 10 Warners Mill, Silks Way, Braintree, Essex. CM7 3GB.

\*\* Guide Price £160,000 - £170,000 \*\*

Forming part of this frequently requested 19th century silk mill conversion, situated just a short walk from both the town centre & the train station, is this beautifully presented and deceptively spacious one bedroom apartment. The property enjoys an array of charming period features which include high ceilings and exposed beams, along with an abundance of spacious living accommodation throughout. The internal accommodation comprises large entrance hall with ample storage, split level lounge / diner which lets in an abundance of natural light from both ends, newly fitted kitchen with composite worktops, refurbished bathroom suite and a fabulous master bedroom with fitted wardrobes. Outside, the property is further enhanced by having allocated parking and also ample visitors bays.





# Property Details.

## Entrance Hall



Entry door to front, smooth ceiling, slimline panel heater, window to front, two large storage cupboards, laminate flooring, doors to;

## Lounge / Diner



8' 5" x 26' 5" (2.57m x 8.05m) Smooth ceiling, slimline panel heater, laminate flooring, window to rear, television & telephone point,

## Kitchen



8' 4" x 8' 6" (2.54m x 2.59m) Smooth ceiling, laminate flooring, window to front, matching wall & base units, composite worktops, sink with inset drainer, tiled splashback, built in oven, electric hob, integrated dishwasher, pace for appliances

## Bathroom



Smooth ceiling, vinyl flooring, extractor fan, low level W/C, hand wash basin with vanity unit underneath, panelled bath with shower over, tiled walls

# Property Details.

## Bedroom



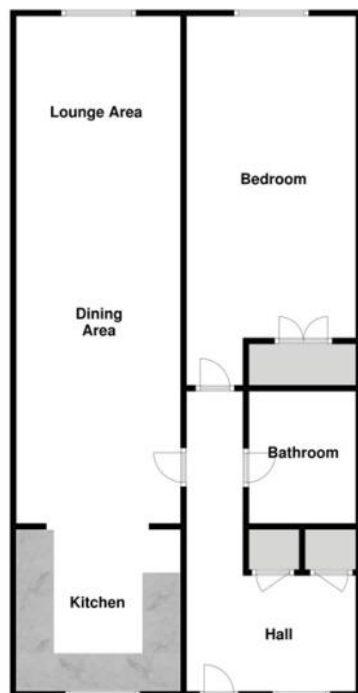
19' 2" x 8' 8" (5.84m x 2.64m) Smooth ceiling, slimline panel heater, laminate flooring, window to rear, television point, built in wardrobes

## Outside

Allocated parking

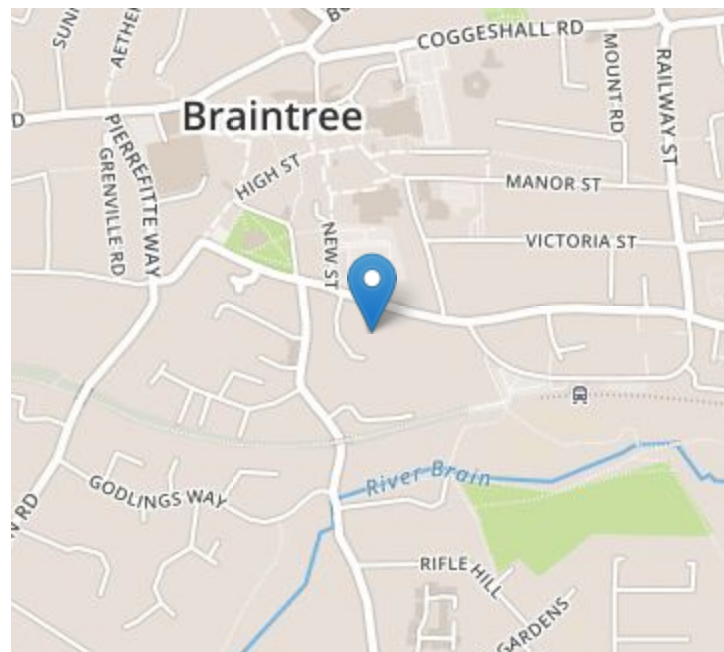
# Property Details.

## Floorplans

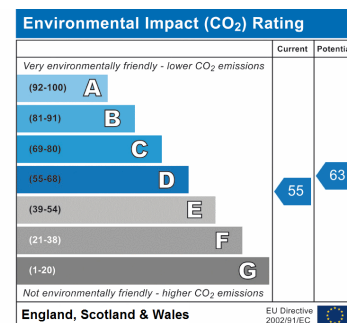
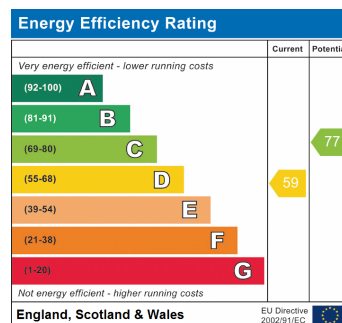


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.