



- One Bedroom Apartment
- Two Mezzanine Levels
- Grade II Listed
- Allocated Parking Space
- 164 Years Remaining On Lease
- Charming Period Features Throughout
- Generous Accommodation - 667SQFT
- Short Walk To Town & Station
- Ideal For First Time Buyers & BTL investors
- Well Presented

## Flat 13 Warners Mill, Silks Way, Braintree, Essex. CM7 3GB.

Michaels Property Consultants are pleased to present this beautifully maintained and characterful one-bedroom apartment, situated within the highly desirable Warners Mill, a charming Grade II listed conversion just a short stroll from Braintree High Street and the mainline train station. Offered to the market in excellent decorative order, this unique home boasts impressive architectural features including exposed timber beams and striking vaulted, cathedral-style ceilings. A distinctive spiral staircase leads to two mezzanine levels, one of which is currently arranged as a study, providing flexible living space ideal for modern lifestyles.



# Property Details.

## Accommodation

### Entrance Hall

### Living/Dining Room



22' 2" x 8' 9" (6.76m x 2.67m)

## Kitchen



8' 9" x 8' 0" (2.67m x 2.44m)

## First Level Mezzanine (Study)



9' 2" x 8' 3" (2.79m x 2.51m)

# Property Details.

## Second Level Mezzanine



22' 2" x 8' 8" (6.76m x 2.64m)

## Bedroom



15' 1" x 8' 9" (4.60m x 2.67m)

## Bathroom

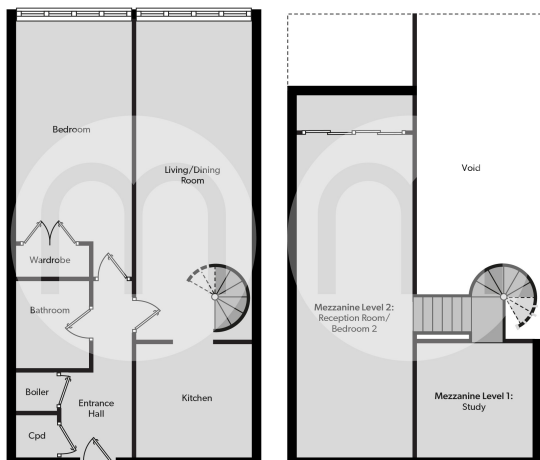


## Outside

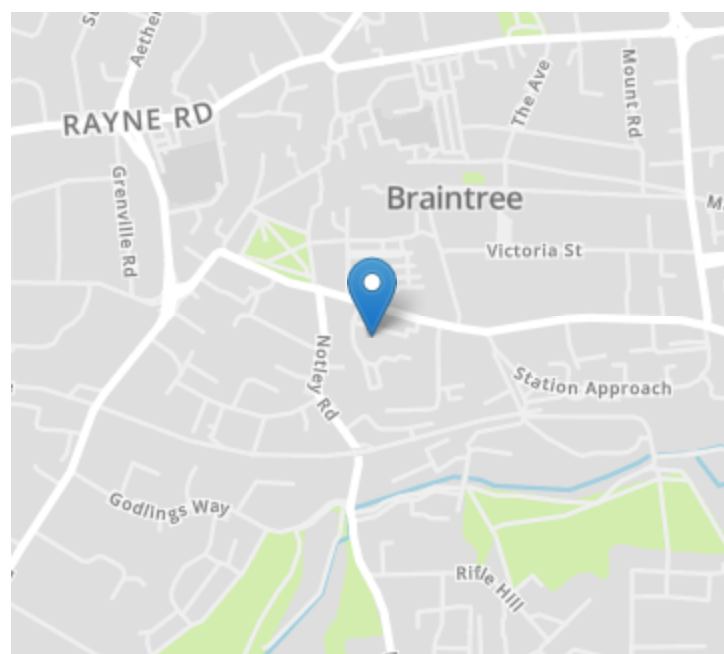
Allocated Parking Space

# Property Details.

## Floorplans



## 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.