



Connells

Warners Mill Silks Way
Braintree



Property Description

****Guide Price £180,000-£190,000****

Step into a slice of history with this enchanting one-bedroom apart, a grade II listed gem that seamlessly blends architectural charm with modern living.

Imagine basking in the beauty of exposed beams and soaring vaulted ceilings, all while ascending a whimsical spiral staircase that gracefully leads you to two distinct levels - one of which is currently a serene study.

As you enter, the welcoming entrance hall sets the tone for the delightful living space that unfolds. The expansive living room/diner invites you to unwind and entertain. Retreat to the cozy bedroom for restful nights, the stylish bathroom completes this exquisite home.

Parking is a breeze with your own allocated space, additional options are available with a permit for guests.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Village and transportation including being a stones throw from Braintree Train Station with links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

This apartment is brimming with character,

waiting for you to discover its unique story.

Schedule your viewing today and let the charm of this extraordinary residence captivate your heart.

Entrance Hall

Two storage cupboards, heater.

Living Room/Diner

22' 4" x 9' 2" (6.81m x 2.79m)

Window to the front aspect, heater, stairs leading to the first floor

Kitchen

8' 11" x 7' 10" (2.72m x 2.39m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for fridge-freezer and washing machine.

Bedroom

17' 5" x 9' 1" (5.31m x 2.77m)

Window to the front aspect, fitted wardrobes, heater.

Bathroom

Low level WC, pedestal hand wash basin, panelled bath with a shower unit above, heated towel rail, downlighters.

First Floor Mezzanine

22' 2" x 8' 10" (6.76m x 2.69m)

Stairs leading to the second floor, exposed beams

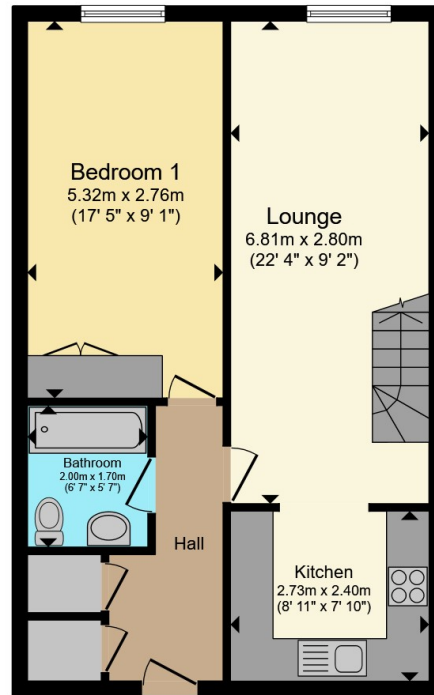
Second Floor Mezzanine

Eaves storage, exposed beams

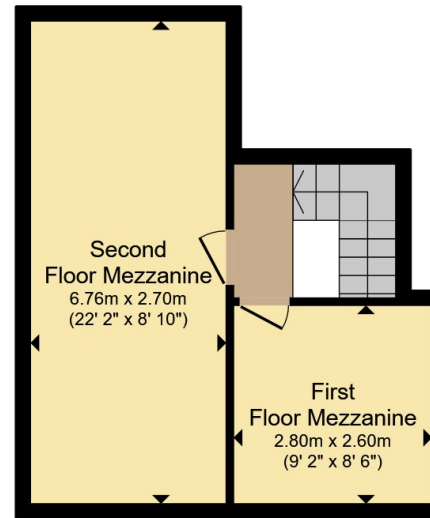








Ground Floor



Mezzanine

Total floor area 84.4 m² (909 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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17 Great Square
 BRAINTREE CM7 1TX

EPC Rating:
 Exempt

Council Tax
 Band: A

Service Charge:
 2292.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308680

This is a Leasehold property with details as follows; Term of Lease 200 years from 10 Aug 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BRT308680 - 0002