

The image shows a multi-story brick building with a prominent, tall brick chimney. The chimney has the words 'THE MILL' written vertically on it. The building features a mix of brick and modern yellow panels. There are several windows and balconies visible. The sky is clear and blue. A street lamp and some parked cars are visible in the foreground.

# *The Mill*

Loughborough

1 Bed 2nd Floor Apartment • LE11 1FU • £1,000 pcm • £1,150 Deposit



## *The Mill, Loughborough*

Set in the highest specification development that Loughborough has to offer. This premium, one bedroom, second-floor apartment is ready for occupation. In the developers own words "The Mill offers a prestigious collection of luxury apartments with residents gym, communal 'hot desk' area and meeting room, parking, daily concierge service&#126;. This new 'Waterside Village' offers the perfect live, work and play living experience". Exposed beams and the Mills windows speak of the buildings heritage. All photos are of actual property. Virtual tour available now.

### Lounge / Diner

An elegant living space, open to the kitchen. Wood effect flooring, exposed brickwork and beams complete the look.

### Kitchen

A contemporary kitchen in grey with matching worktop. Hidden away behind the smart cabinets there are all the integrated appliances you&apos;ll need including fridge freezer, dual ovens, washer-dryer, easy clean hob and a dishwasher. Open plan to the dining and living areas.

### Bedroom

A sizeable double bedroom, with a large window and underfloor heating.

### Bathroom

This beautiful three piece bathroom comes complete with a shower above the bath, heated towel rail, shaving point and underfloor heating. Classic, brick-bond tiling completes the look.

### Parking

Allocated parking available within the Waterside Village car park with further visitor parking available.

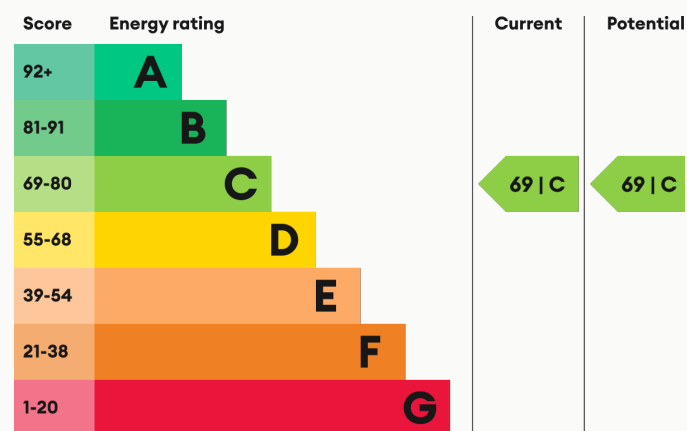
### Underfloor Heating

Underfloor, central heating throughout.

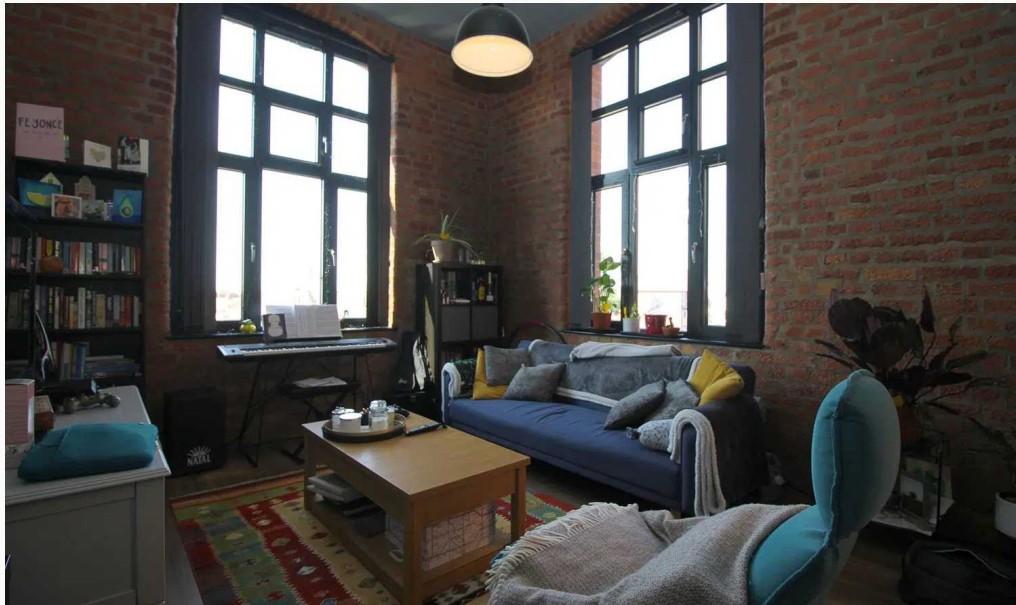
### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Lounge / Diner



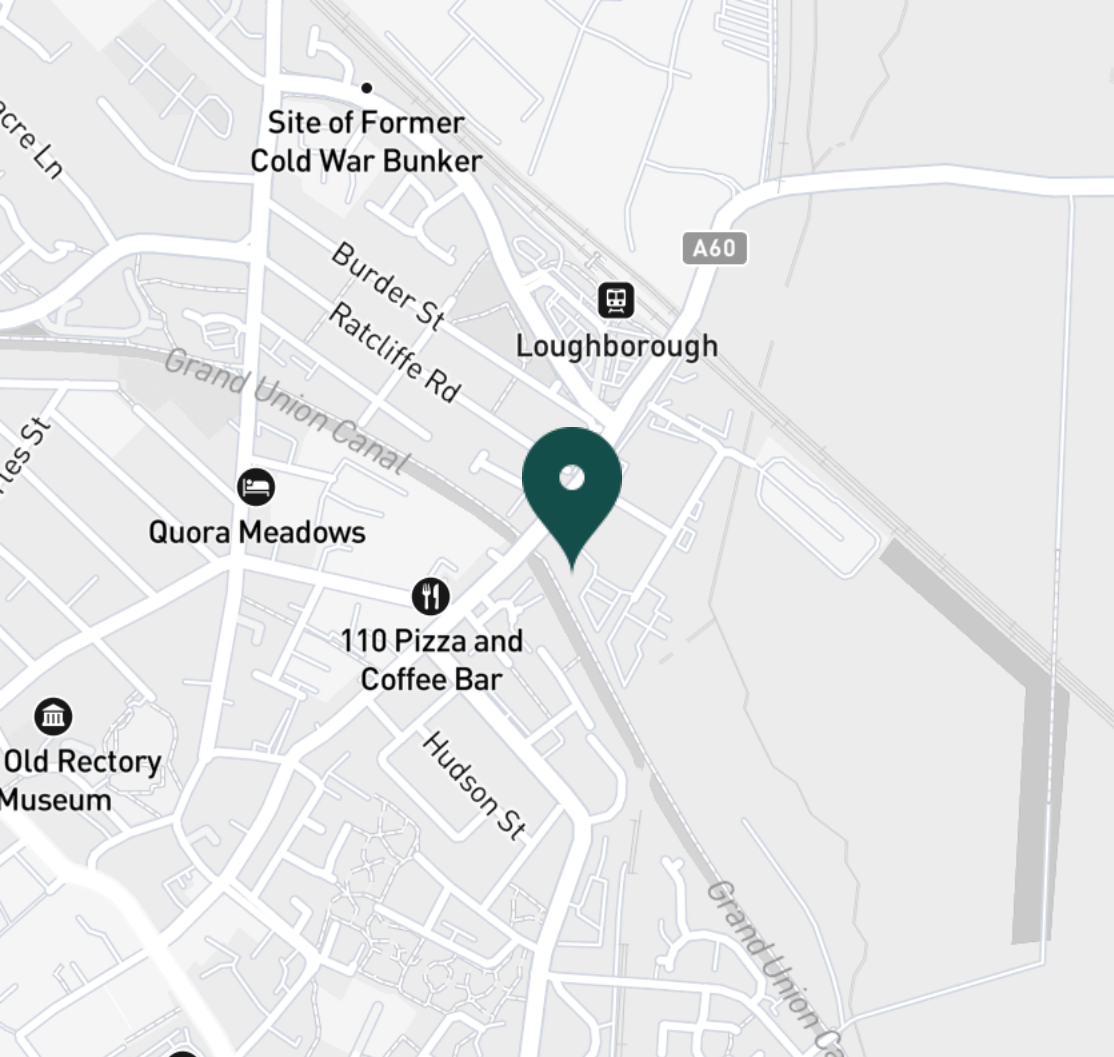
Lounge / Diner



Lounge / Diner



Lounge / Diner



#### SUPERMARKETS

Marks & Spencer	0.8 mi
Tesco Superstore Loughborough	0.9 mi
Aldi Loughborough	1.1 mi
Lidl Loughborough	1.2 mi
Sainsburys Loughborough	1.2 mi

#### GYMS

CrossFit Loughborough	0.5 mi
PureGym Loughborough	0.7 mi
Anytime Fitness Loughborough	0.9 mi
Dynamite Gym Ltd	0.9 mi
Jim Play	0.9 mi

#### TRAIN STATIONS

Loughborough	0.4 mi
Barrow upon Soar	3.9 mi
Sileby	6.0 mi
Syston	10.1 mi
East Midlands Parkway	10.6 mi

#### NURSERY SCHOOLS

Cobden Childrens Centre	0.7 mi
Babblebrooke Day Nursery	0.8 mi
Lime Tree Nursery	0.9 mi
Small World Nursery	1.1 mi
Emmanuel PS	1.3 mi

#### PRIMARY SCHOOLS

Rendell Primary School	0.6 mi
Cobden PS	1.0 mi
Fairfield Preparatory Sch	1.0 mi
St Marys Catholic PS	1.2 mi
Loughborough Grammar Sch	1.4 mi

#### HIGH SCHOOLS

Limehurst Academy	0.7 mi
Loughborough Grammar Sch	1.4 mi
Our Lady's Convent Sch	1.4 mi
Loughborough High Sch	1.4 mi
RNIB College Loughborough	1.4 mi

Discover  
Loughborough

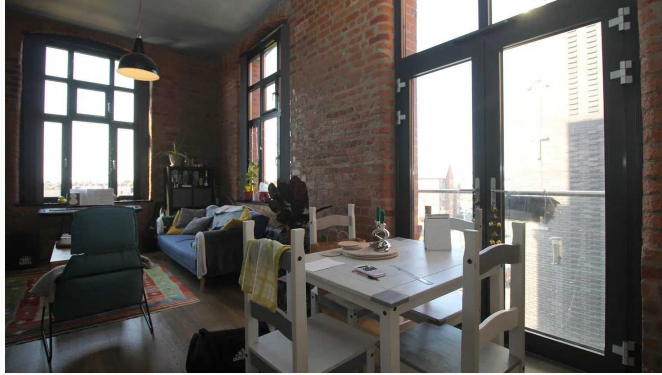


- ✓ Converted Mill
- ✓ Communal Gym
- ✓ Excellent Condition
- ✓ Second Floor Apartment
- ✓ Appliances Included
- ✓ Allocated Parking

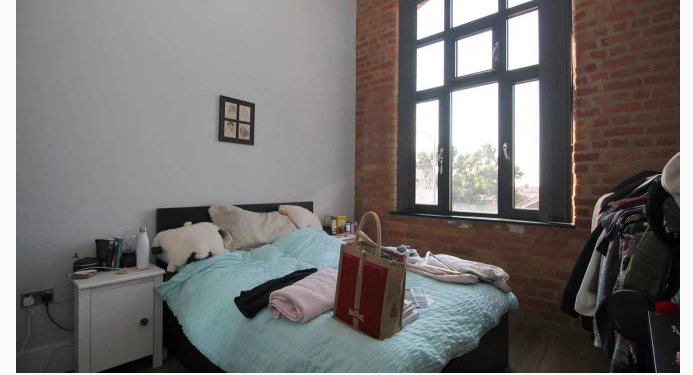




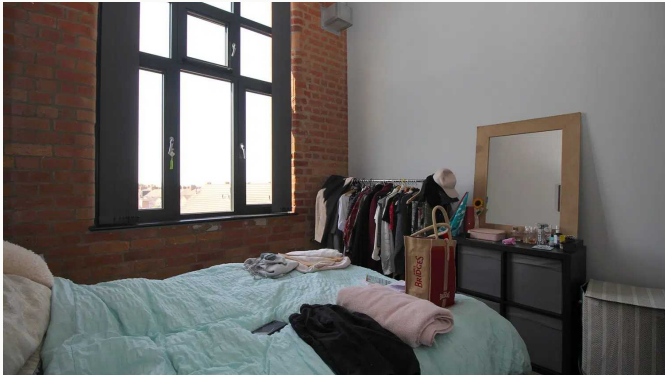
Kitchen



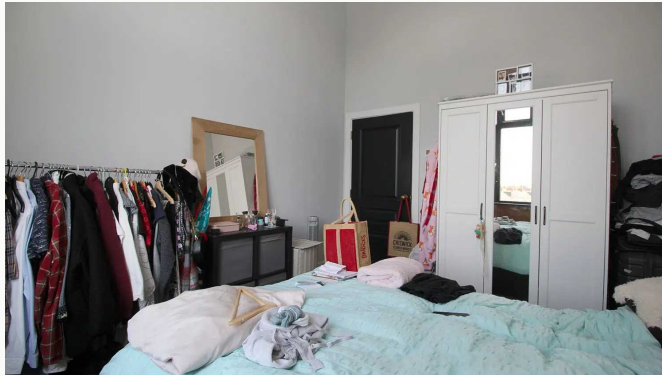
Lounge / Diner



Bedroom



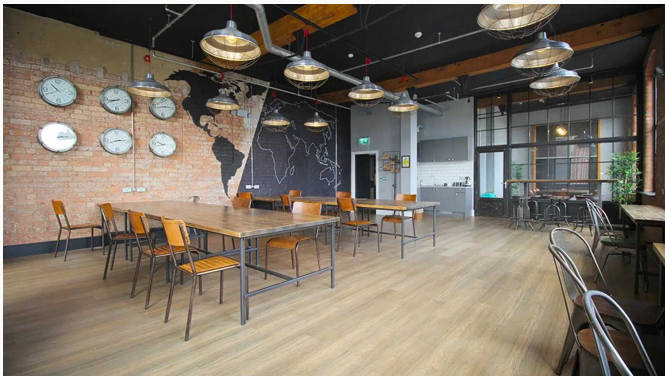
Bedroom



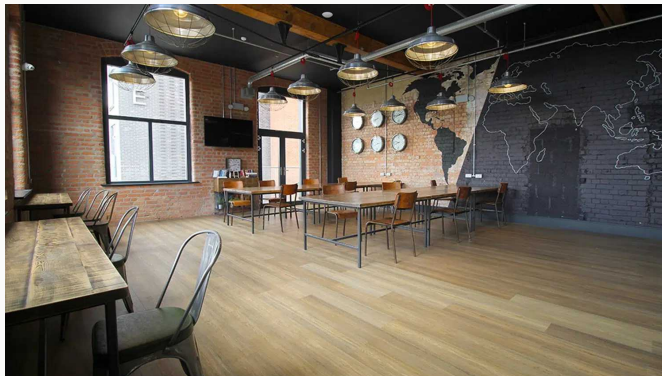
Bedroom



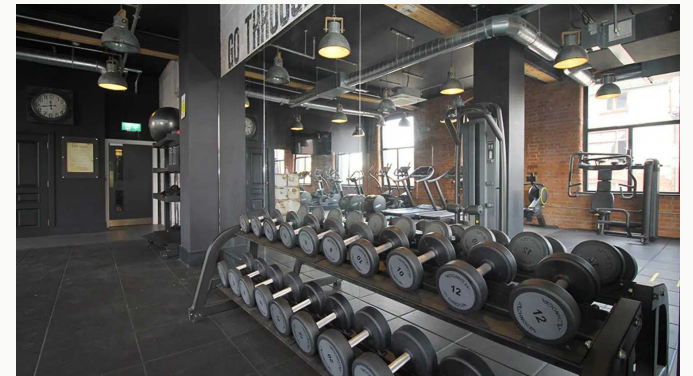
Bathroom



Office Area



Office Area



Gym

**Available**  
From 03/07/2023

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Allocated

**Postcode**  
LE11 1FU

**Rent**  
£1,000 pcm

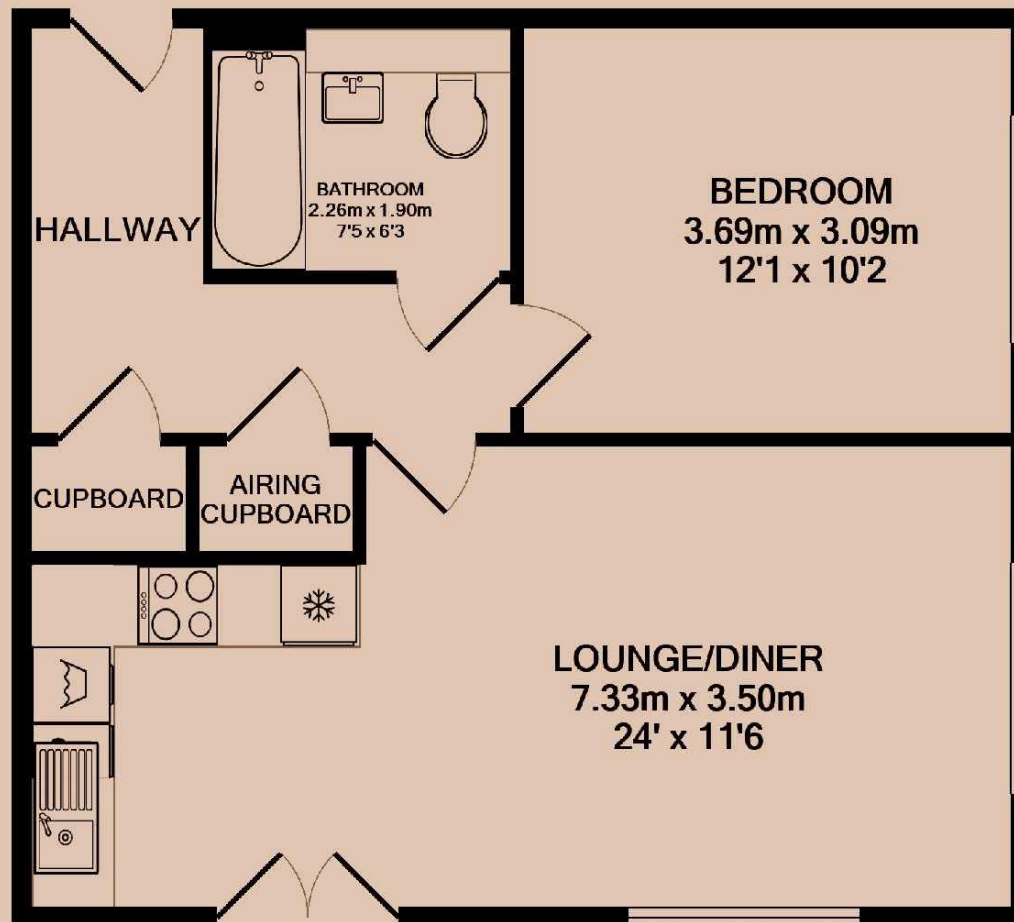
**Deposit**  
£1,150

**EPC**  
69 | C

**Council Tax Band**  
B

**ID**  
#8471

**Updated**  
13/06/2023



# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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