

The image shows a large, multi-story building with a mix of old and new architecture. A prominent feature is a tall, narrow brick chimney on the left side, with the words 'THE MILL' written vertically in gold letters. To the right of the chimney is a modern section with a bright yellow facade and large windows. The rest of the building is made of red brick with many windows. The sky is clear blue. In the foreground, there are some cars parked on the street and a tall street lamp.

# *The Mill*

Loughborough

2 Bed 4th Floor Apartment • LE11 1FU • £1,275 pcm • £1,470 Deposit



## *The Mill, Loughborough*

Set in the highest specification development that Loughborough has to offer. This premium, two double bed, fourth 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". This new 'Waterside Village' offers the perfect live, work and play living experience". Underfloor heating throughout. All photos are of actual property. Virtual tour available now.

### **Lounge / Diner**

An elegant living space, open to the kitchen, including a Juliet balcony with views of the neighbouring canal.

### **Kitchen**

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

### **Master Bedroom**

A bright double bedroom with views of the canal, comes with an en-suite shower room.

### **Bedroom Two**

Boasting similar dimensions to the Master Bedroom, this double bedroom also has views of the canal.

### **Bathroom**

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

### **Ensuite**

Matching the main bathroom in style, this shower room compliments the Master Bedroom.

### **Parking**

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

### **Heating**

Underfloor central heating throughout.

### **Glazing**

Modern, good quality, uPVC double glazing.

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 / Kitchen



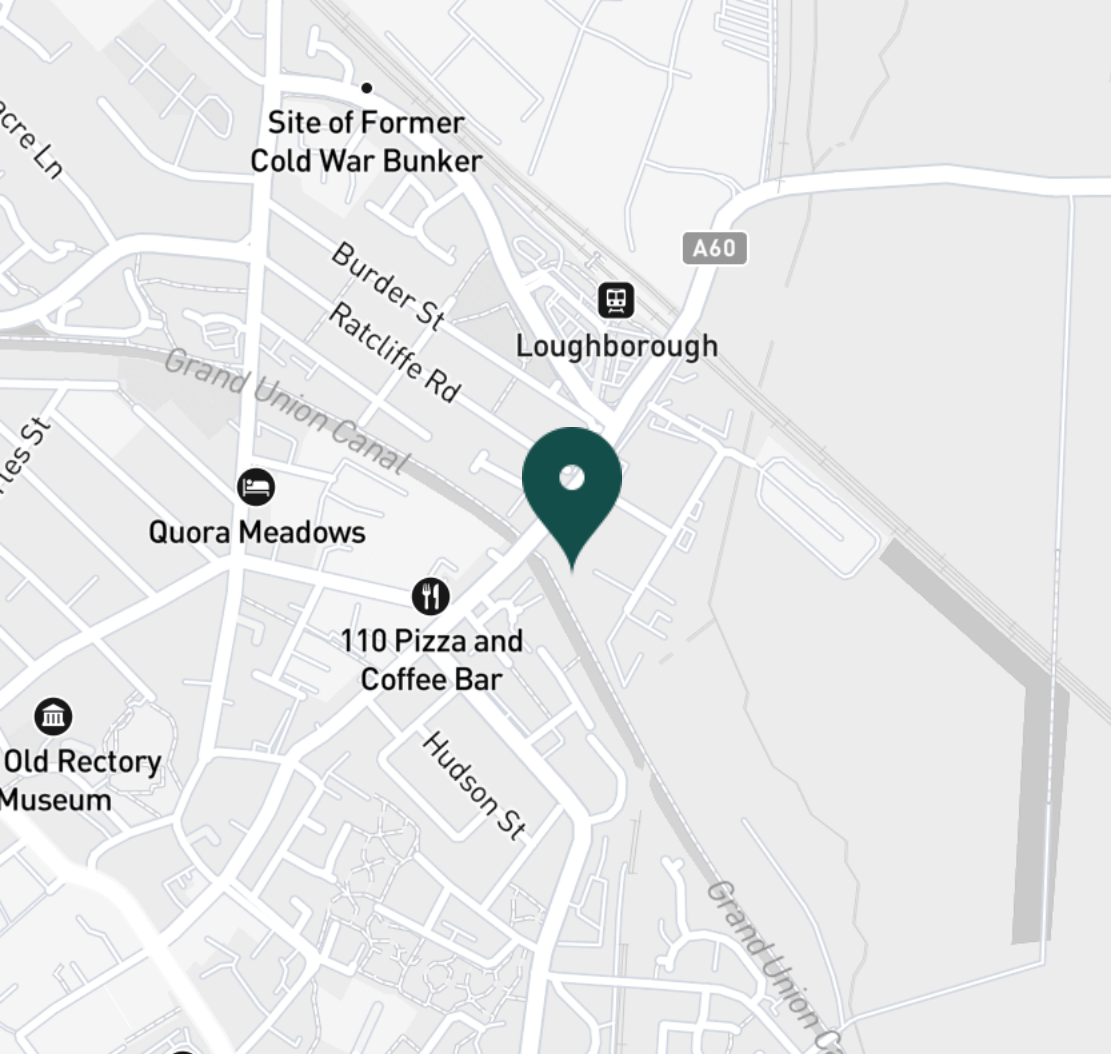
Lounge / Diner



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

#### 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

#### 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

#### 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

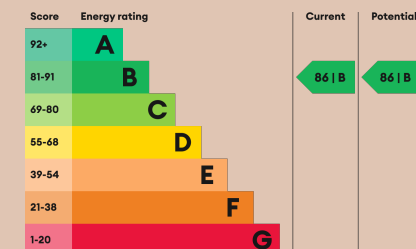
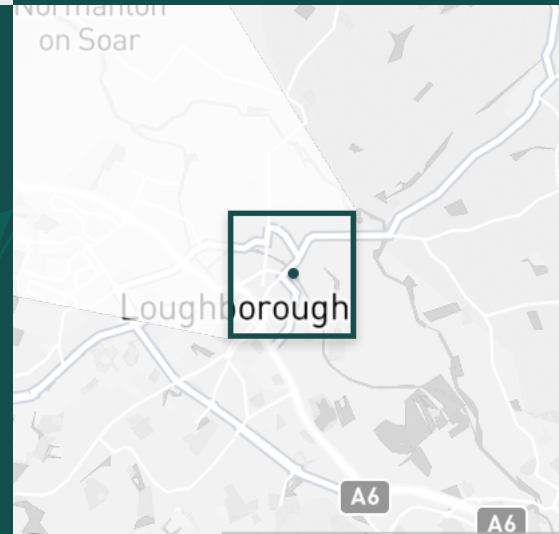
#### NURSERY SCHOOLS

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

#### 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
- ✓ Canal View
- ✓ Appliances Included
- ✓ Communal Gym
- ✓ Concierge
- ✓ Allocated Parking
- ✓ Two Double Bedrooms
- ✓ Ensuite





Master Bedroom



Master Bedroom



Master Bedroom



Ensuite



Bedroom Two



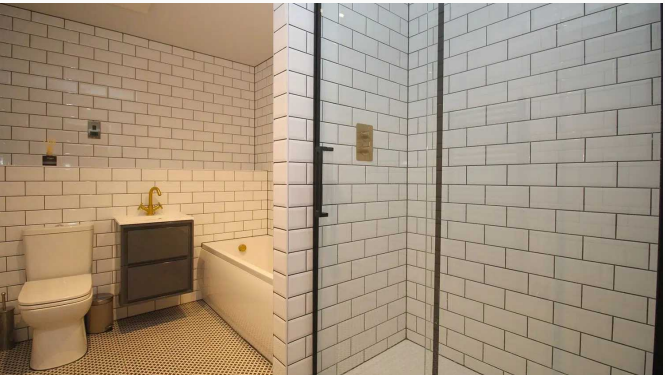
Bedroom Two



Bedroom Two

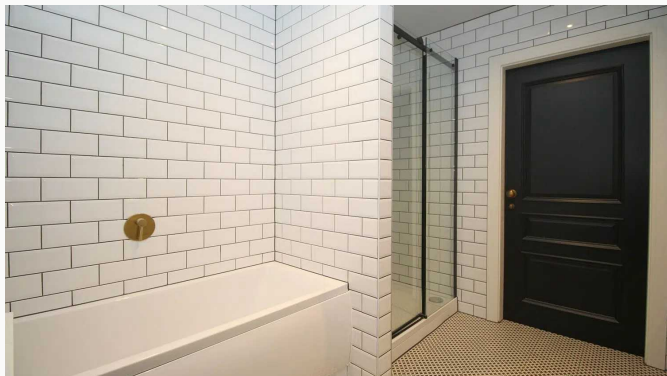


Bedroom Two

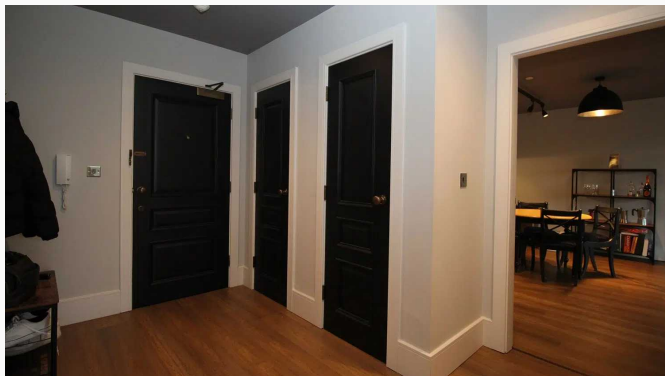


Bathroom





Bathroom



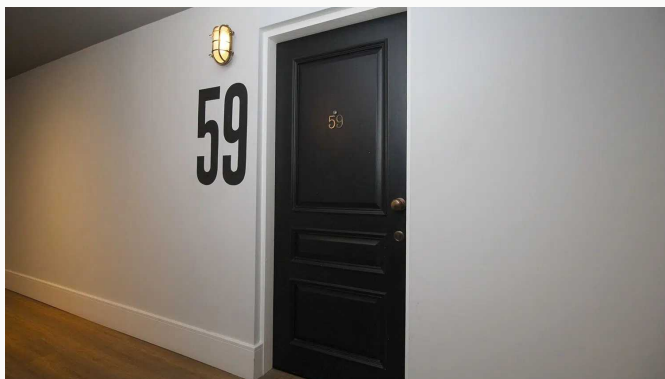
Hallway



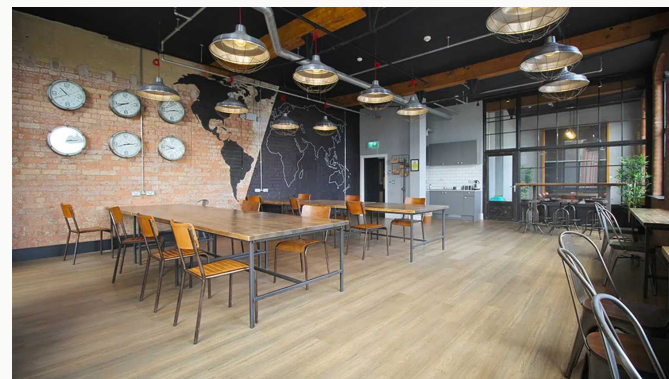
Balcony View



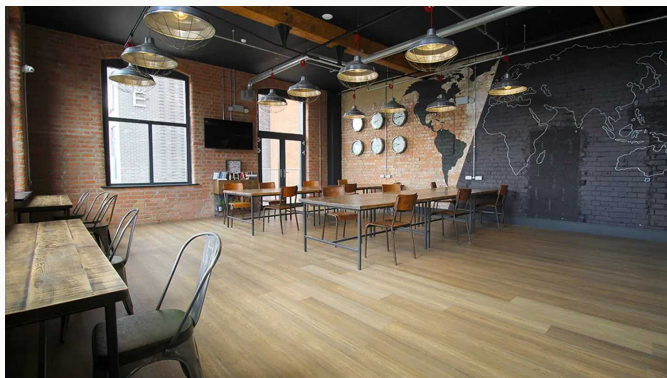
Balcony View



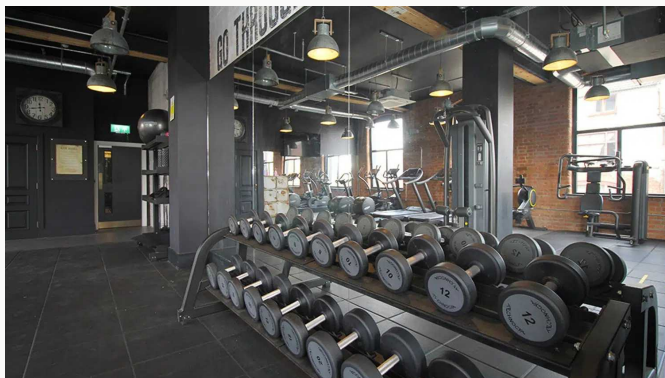
Apartment Entrance



Office Area



Office Area



Gym



Gym

**Available**  
From 20/06/2023

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Allocated

**Postcode**  
LE11 1FU

**Rent**  
£1,275 pcm

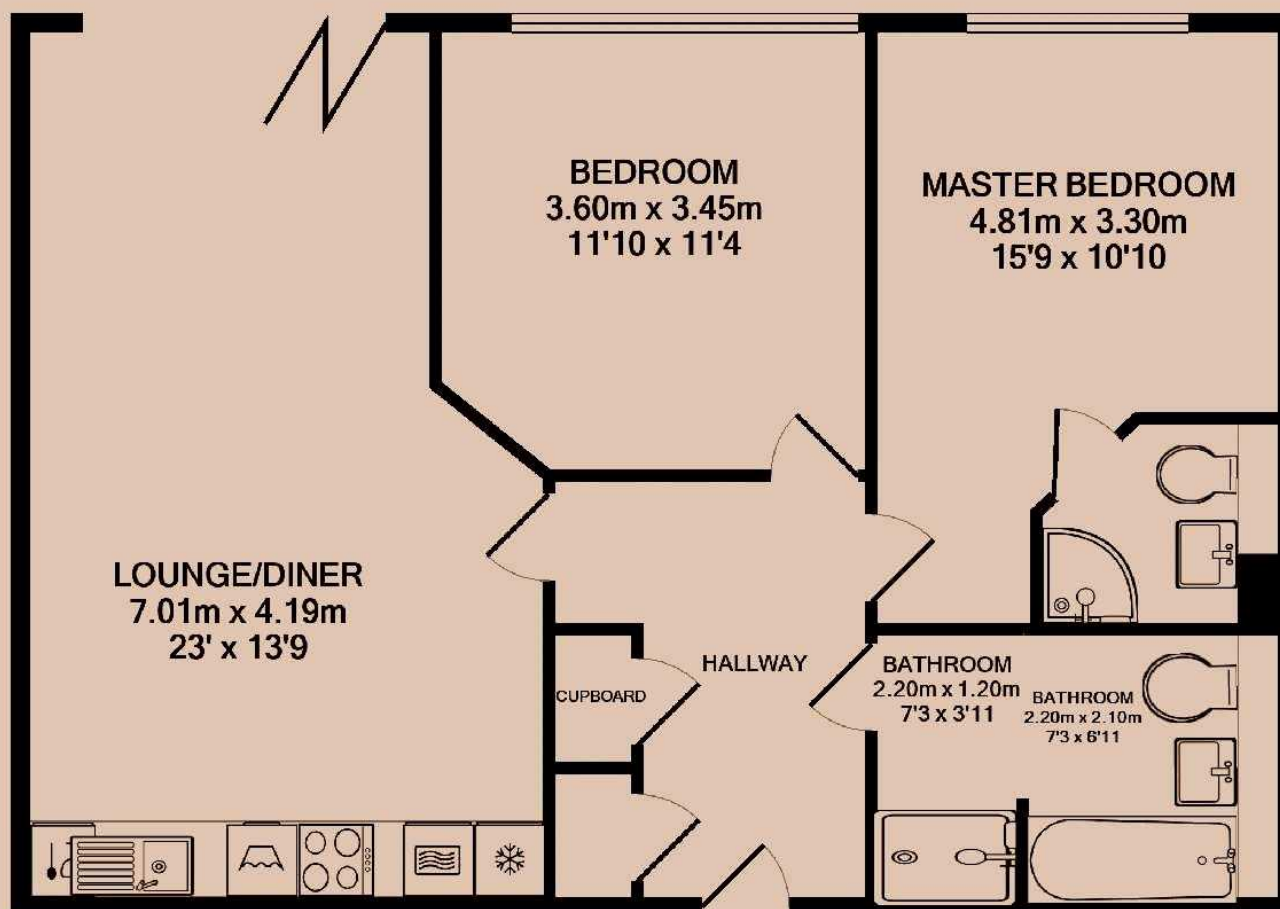
**Deposit**  
£1,470

**EPC**  
86 | B

**Council Tax Band**  
C

**ID**  
#8492

**Updated**  
09/05/2023





# *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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