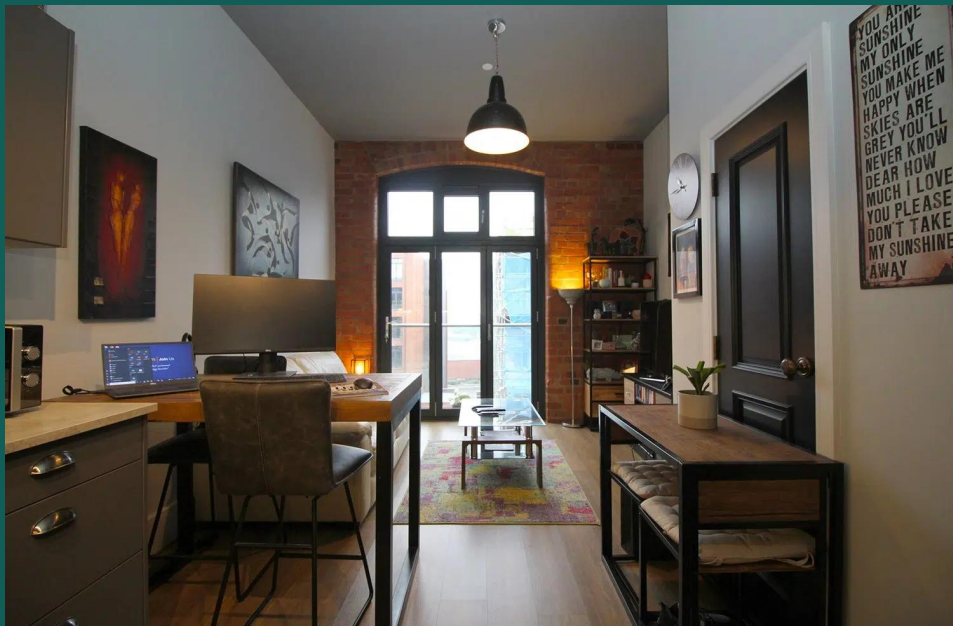


The Mill
Loughborough

1 Bed 3rd Floor Apartment • LE11 1FU • £1,095 pcm • £1,250 Deposit



The Mill, Loughborough

Set in the highest specification development that Loughborough has to offer. This premium, one-bed, third-floor apartment is almost 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

A bright living and dining space, open to the kitchen. French doors give access to the Juliet balcony, with views of the canal. Exposed brickwork, high ceilings and contemporary furniture 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'll need including fridge freezer, dual oven, washer-dryer, easy clean hob and a dishwasher. Open plan to the dining and living area.

Bedroom

A contemporary double bedroom with high ceilings and exposed brickwork to complete the look.

Bathroom

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

Parking

Allocated parking within the Waterside Village carpark, with visitor parking available.

Underfloor Heating

Underfloor Central Heating.

Glazing

Modern, good quality, uPVC double glazing.

Energy Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

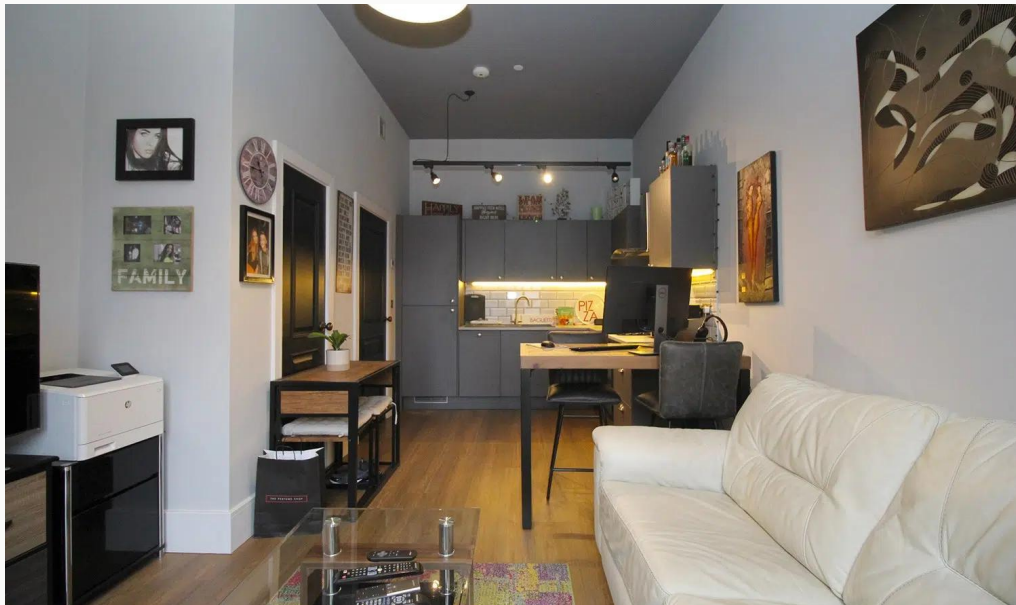
We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Kitchen / Lounge



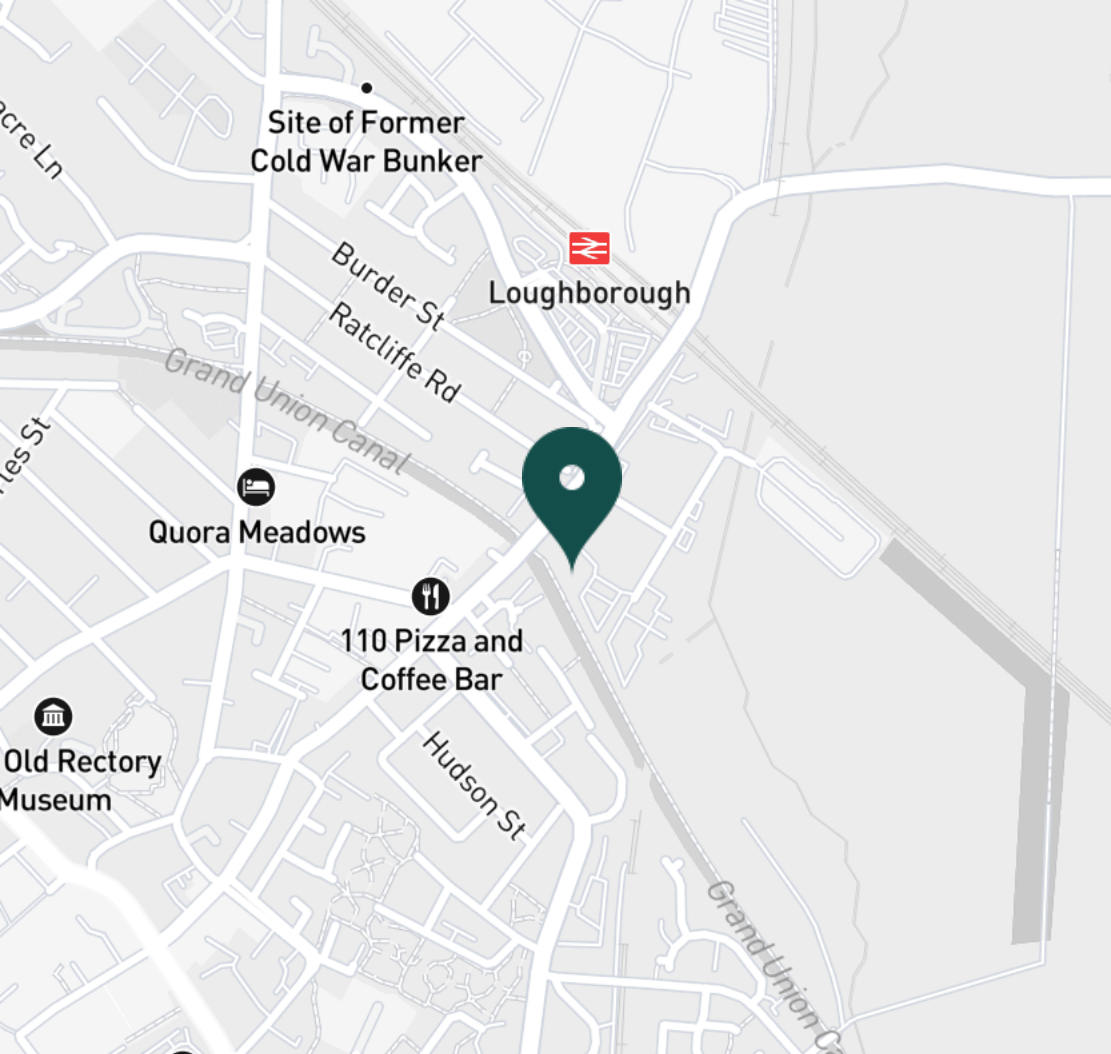
Kitchen / Lounge



Kitchen / Lounge



Kitchen / Lounge



SUPERMARKETS

Marks & Spencer	0.8 mi
Tesco Superstore Loughborough	0.9 mi
Aldi Loughborough	1.1 mi
Lidl Loughborough	1.2 mi
Sainsburys Loughborough	1.3 mi

GYMS

CrossFit Loughborough	0.6 mi
PureGym Loughborough	0.8 mi
Anytime Fitness Loughborough	0.9 mi
Dynamite Gym Ltd	0.9 mi
NPC Performance Centre	1.1 mi

TRAIN STATIONS

Loughborough	0.4 mi
Barrow upon Soar	3.9 mi
Sileby	6.1 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	1.2 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	1.4 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	1.6 mi

Discover
Loughborough



- ✓ Communal Gym
- ✓ Third Floor
- ✓ Appliances Included
- ✓ Juliet Balcony
- ✓ Concierge Service
- ✓ Converted Mill





Bedroom



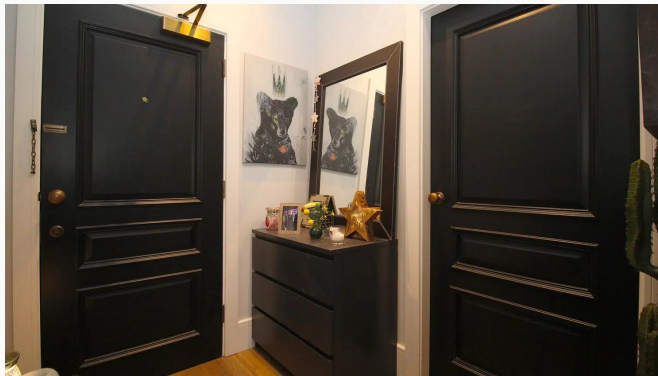
Bedroom



Bedroom



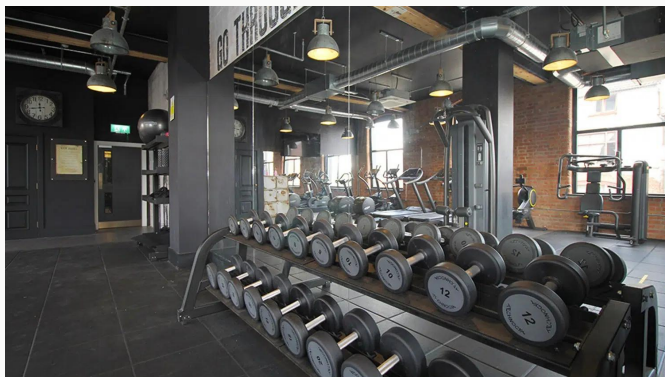
Bathroom



Hallway



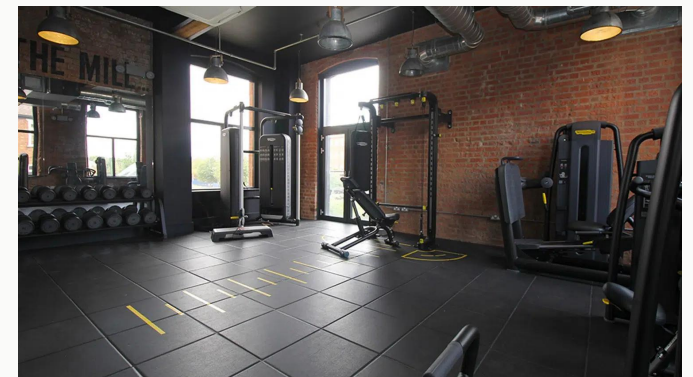
Apartment Entrance



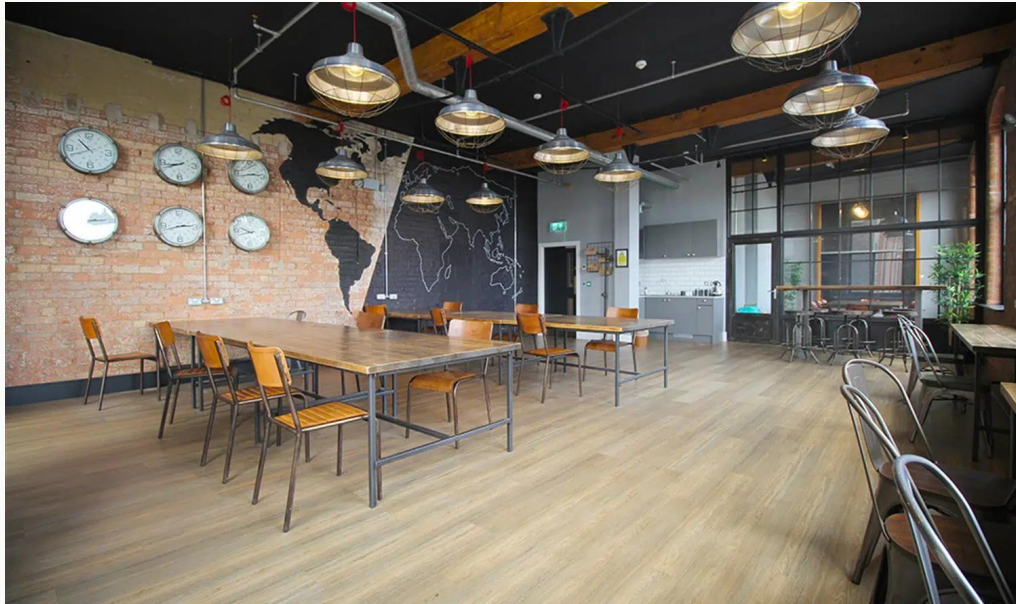
Communal Gym



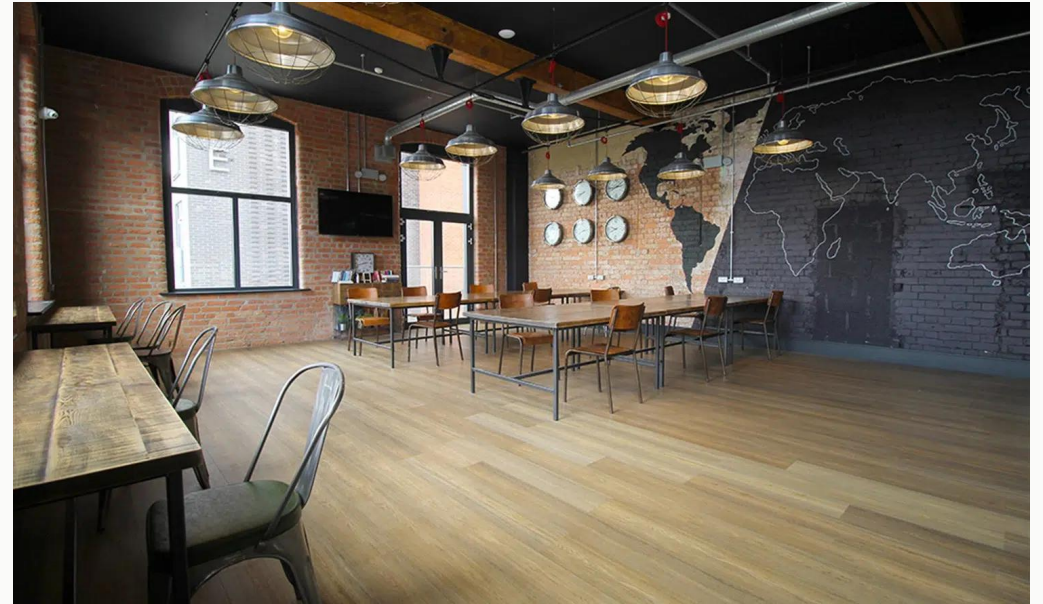
Communal Gym



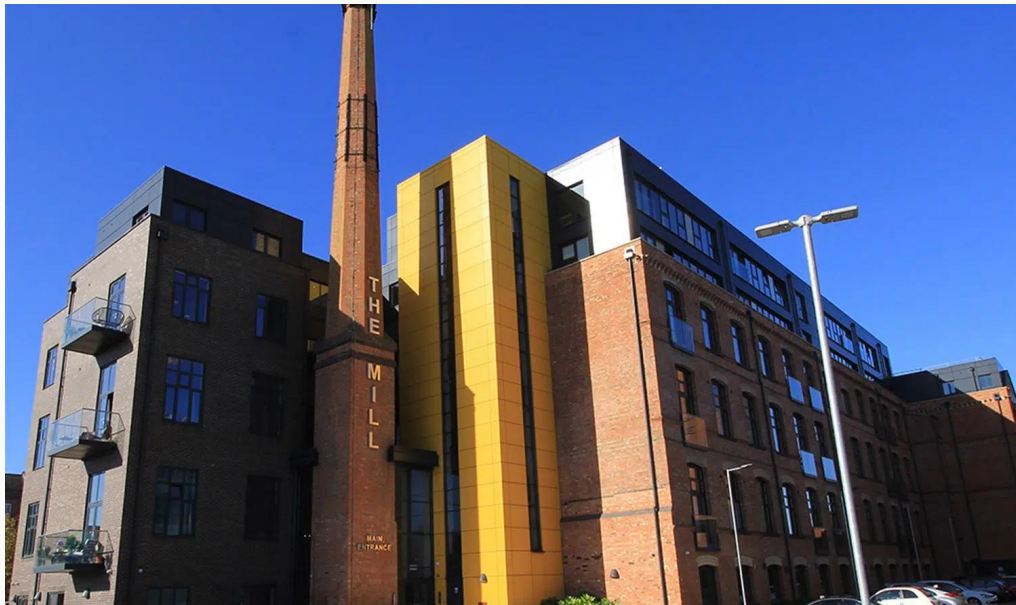
Communal Gym



Communal Office Area



Communal Office Area



The Mill

Available
From 13/01/2024

Comes
Unfurnished

Bedrooms
1

Receptions
1

Bathrooms
1

Parking
Allocated

Postcode
LE11 1FU

Rent
£1,095 pcm

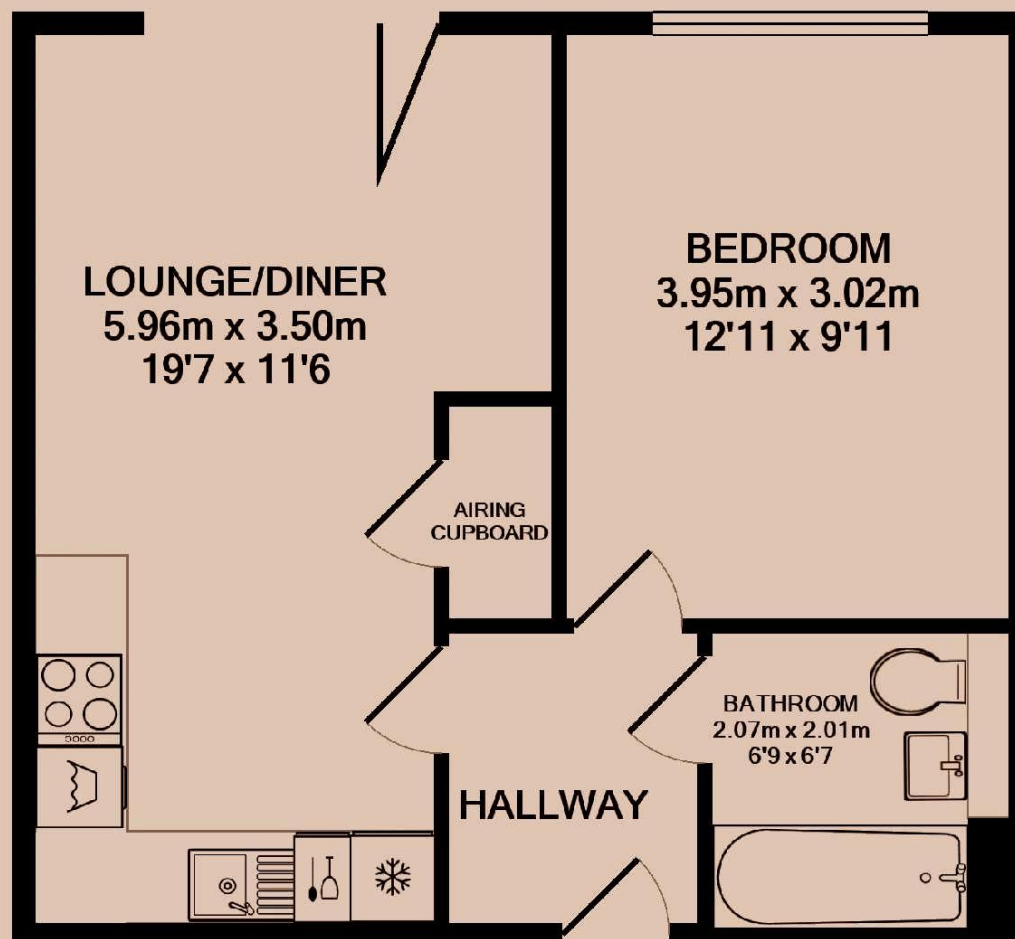
Deposit
£1,250

EPC
75 | C

Council Tax Band
B

ID
#8486

Updated
30/11/2023



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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