



Waterside Village
THE MILL THE GATE THE WH...

ENTRY



REZIDE
GROUP

PRICE GUIDE £240,000
THE MILL, WATERSIDE VILLAGE, LOUGHBOROUGH



Rezide present to market is this immaculately presented two double bedroom apartment, occupying the third floor of a stunning converted Victorian Hosiery Mill dating back to 1889. Steeped in history, the property exudes charm and character, retaining many original features that include exposed brickwork, tall ceilings adorned with beams and columns, offering a unique living experience.



Upon entry, residents are greeted by a spacious and inviting lounge/dining kitchen area. Bathed in natural light streaming through large UPVC windows, the room boasts a captivating ambiance complemented by its exposed character features. The kitchen area is equipped with a matching selection of wall and base units, adorned with a worktop, integrated electric oven and grill, hob with a wall-mounted extractor hood, and a double bowl sink with a drainer, all accented by tiled splashbacks.

The apartment comprises two generously proportioned double bedrooms, each offering a comfortable retreat. Bedroom 1 features large windows overlooking the gardens, providing a serene view, while bedroom 2 enjoys ample natural light from its large window. Both bedrooms showcase exposed brickwork adding to the property's character, with bedroom 2 also boasting wood laminate flooring and ceiling pendant lighting.







Completing the accommodation is a high specification bathroom, featuring a panelled bath with a wall-mounted shower and folding shower screen, part-tiled walls, a vanity unit sink, and a low-level WC, illuminated by ceiling spotlights, offering a luxurious space for relaxation.

Externally, the property offers secure off-road parking with allocated spaces for two cars, alongside ten visitor spaces, ensuring convenience for residents and guests alike. A communal private canal-side garden provides a tranquil outdoor space, while residents also have access to communal facilities including a large office space with a small kitchen and meeting room, as well as a spacious gymnasium, conveniently located adjacent to the apartment.





Situated within walking distance to Loughborough town centre, the property enjoys excellent commuting links, making it an ideal choice for those seeking a blend of historic charm, modern amenities, and convenient urban living.

Lease Details: 247 years left on the lease. Ground Rent: £99 per annum. Service Charge: £99 per month.

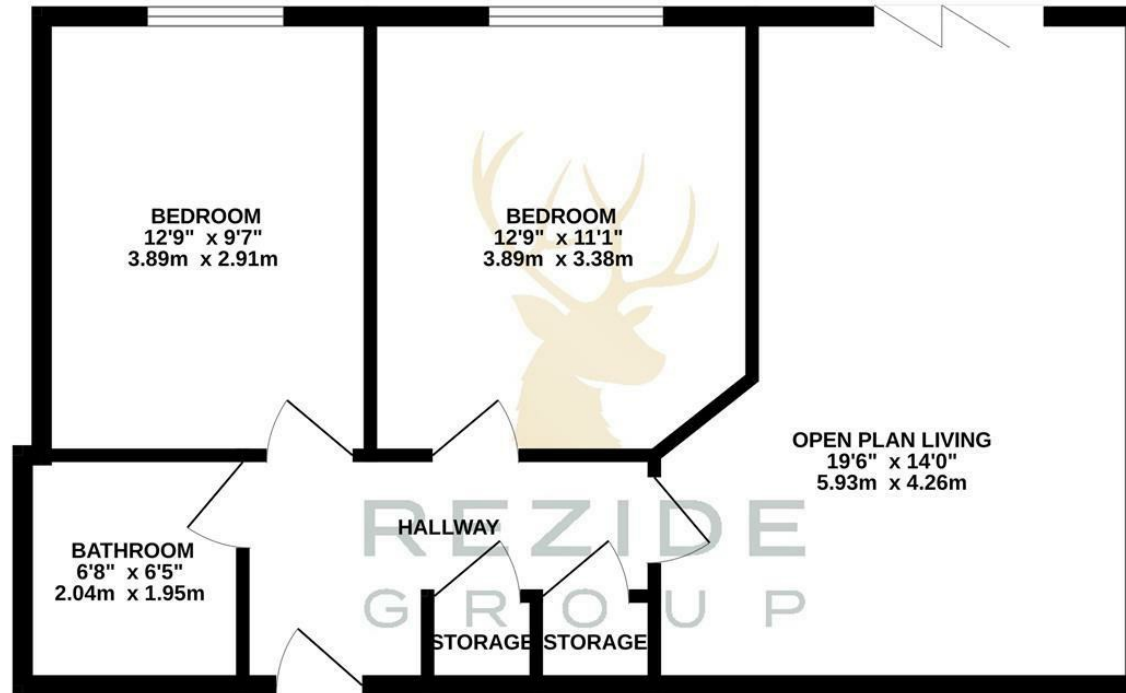




NO PARKING



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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