

A hallway with a black door, a yellow pillar, and a large number 5 on the wall. The door has a small number 5 on it. A yellow pillar is on the left. A large black number 5 is on the wall to the right of the door. A light fixture is hanging from the ceiling. The floor is wood. The walls are white. There are pipes on the ceiling.

*The Mill*  
Loughborough

2 Bed Ground Floor Apartment • LE11 1FU • £1,350 pcm • £1,550 Deposit



## The Mill, Loughborough

Set in the highest specification development that Loughborough has to offer. This premium, two double bed ground 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. Underfloor heating throughout. All photos are of actual property. Virtual tour available now.

### Lounge / Diner 4.9m (16'1) x 4.09m (13'5)

A bright, elegant living space, open to the kitchen with views to the garden and neighbouring canal. Exposed brickwork and beams complete the look.

### Kitchen 4.09m (13'5) x 2.09m (6'10)

A contemporary Pullman 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 oven, washer-dryer, easy clean hob and a dishwasher. Open plan to the dining and living area.

### Master Bedroom 4.9m (16'1) x 3.11m (10'2)

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

### Bedroom Two 3.8m (12'6) x 3.19m (10'6)

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

### Bathroom 3.11m (10'2) x 2.09m (6'10)

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

### En-suite 2.09m (6'10) x 1.5m (4'11)

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

### Garden

A sizeable garden for an apartment, this low maintenance area over looks the canal.

### Allocated Parking

Allocated parking available for two spaces.

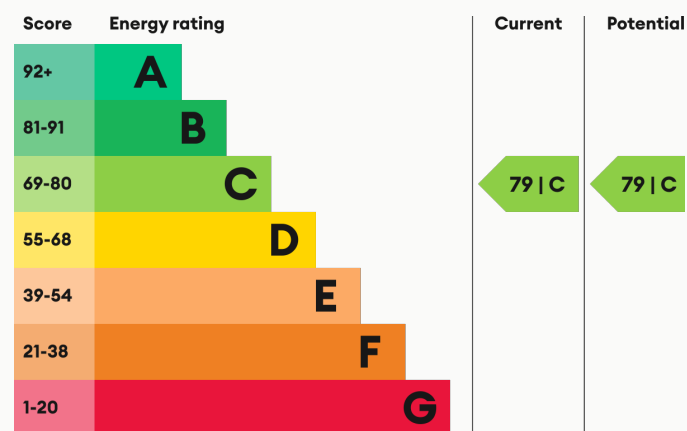
### Underfloor Heating

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.



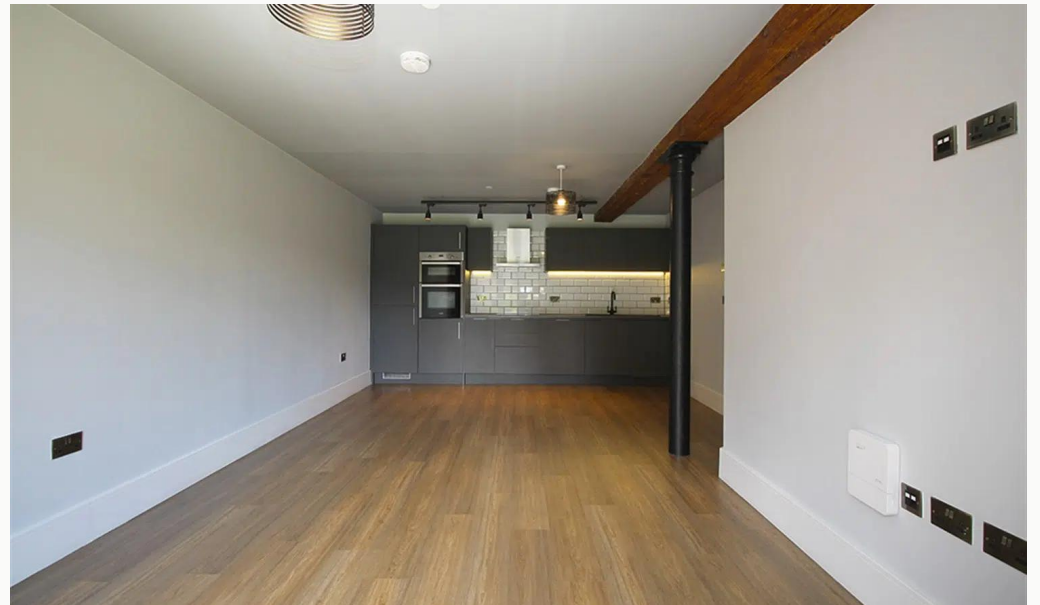
Lounge



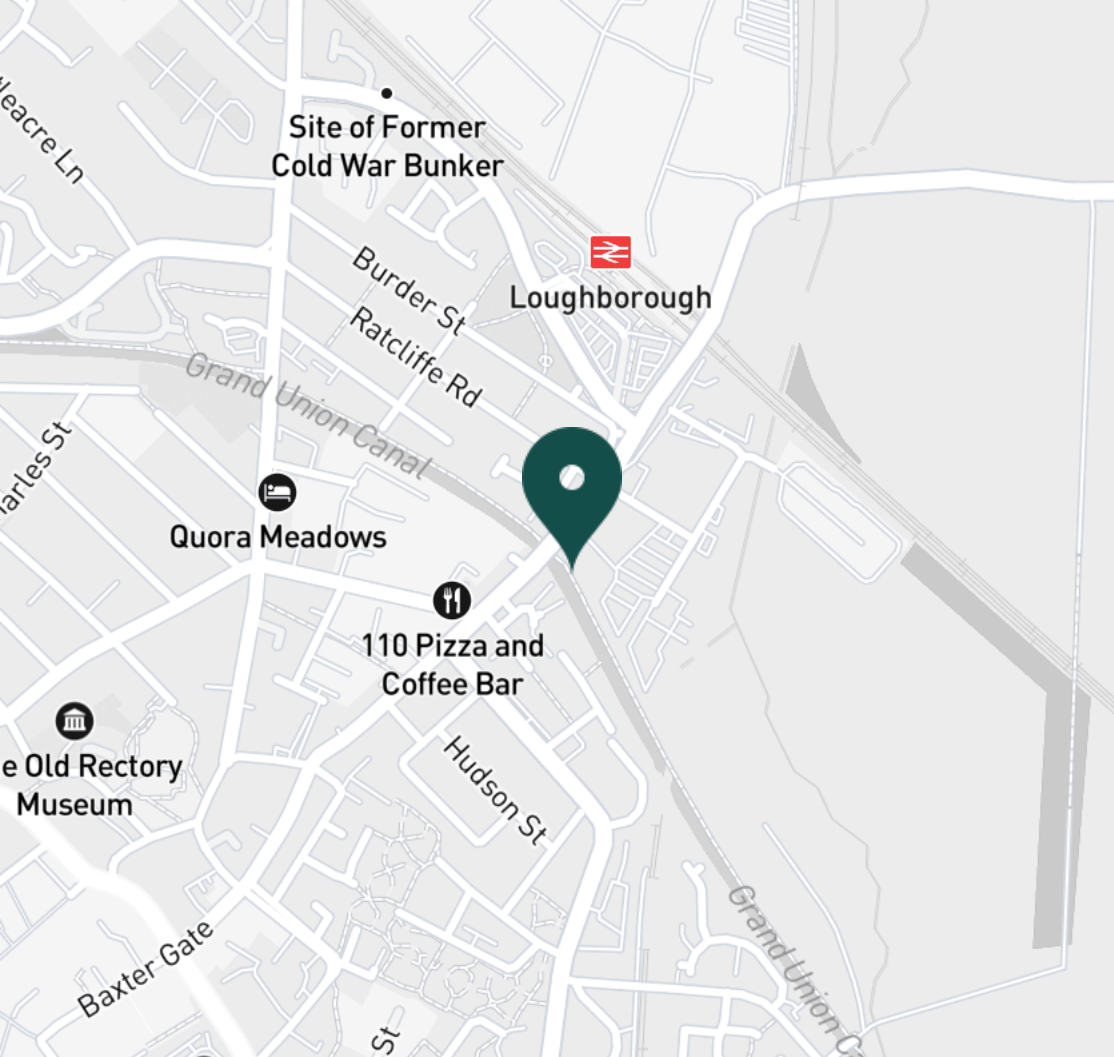
Lounge



Lounge / Kitchen



Lounge / Kitchen



#### SUPERMARKETS

Marks & Spencer	0.6 mi
Tesco Superstore Loughborough	0.7 mi
Lidl Loughborough	1.0 mi
Aldi Loughborough	1.0 mi
Sainsburys Loughborough	1.0 mi

#### GYMS

CrossFit Loughborough	0.3 mi
PureGym Loughborough	0.5 mi
Anytime Fitness Loughborough	0.7 mi
Dynamite Gym Ltd	0.7 mi
NPC Performance Centre	0.8 mi

#### TRAIN STATIONS

Loughborough	0.3 mi
Barrow upon Soar	3.9 mi
Sileby	5.8 mi
Syston	9.9 mi
East Midlands Parkway	10.4 mi

#### NURSERY SCHOOLS

Cobden Childrens Centre	0.5 mi
Babblebrooke Day Nursery	0.6 mi
Lime Tree Nursery	0.7 mi
Small World Nursery	0.9 mi
Emmanuel PS	1.1 mi

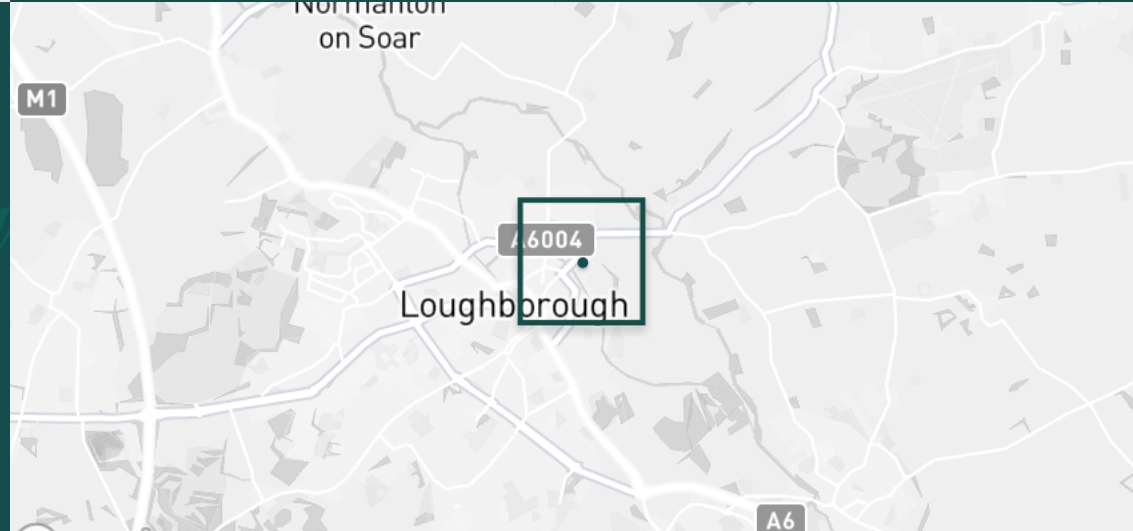
#### PRIMARY SCHOOLS

Rendell Primary School	0.3 mi
Cobden PS	0.8 mi
Fairfield Preparatory Sch	0.8 mi
St Marys Catholic PS	1.1 mi
Loughborough Grammar Sch	1.2 mi

#### HIGH SCHOOLS

Limehurst Academy	0.5 mi
Loughborough Grammar Sch	1.2 mi
Our Lady's Convent Sch	1.2 mi
Loughborough High Sch	1.2 mi
RNIB College Loughborough	1.4 mi

Discover  
*Loughborough*



- ✓ Converted Mill
- ✓ Excellent condition
- ✓ Garden
- ✓ Appliances included
- ✓ Communal gym
- ✓ Concierge





Kitchen



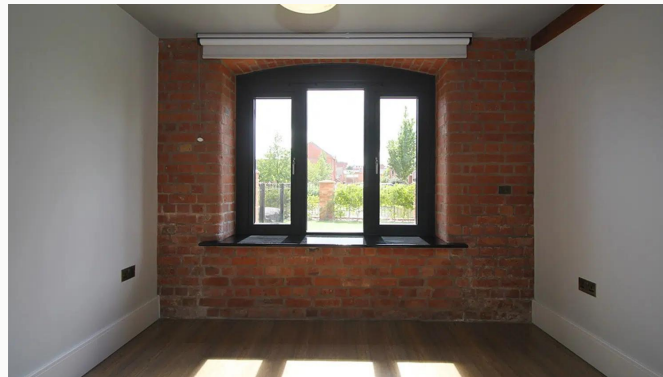
Kitchen



Kitchen



Master Bedroom



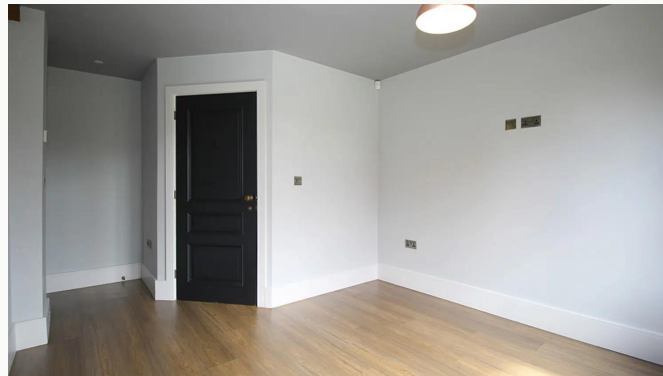
Master Bedroom



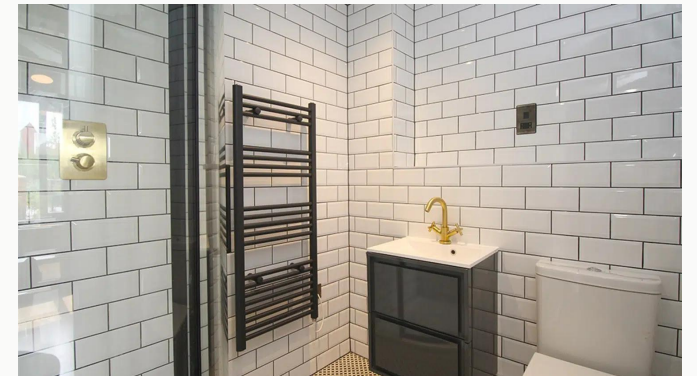
Master Bedroom



Master Bedroom



Master Bedroom



Ensuite Shower Room



Bedroom Two



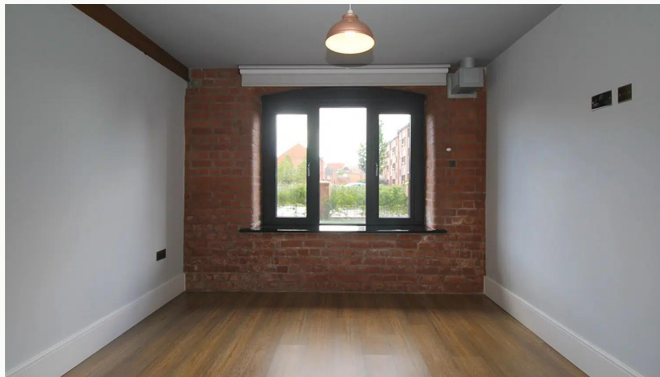
Bedroom Two



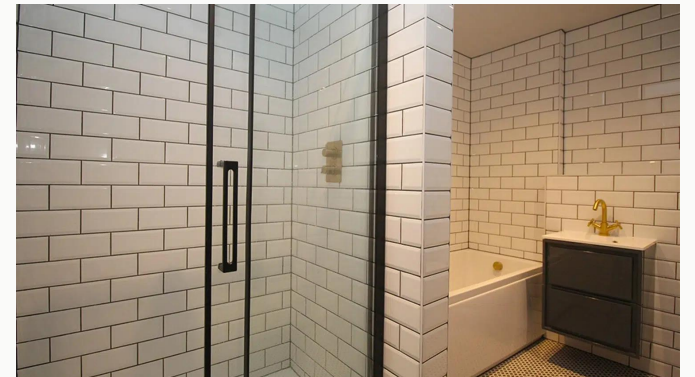
Bedroom Two



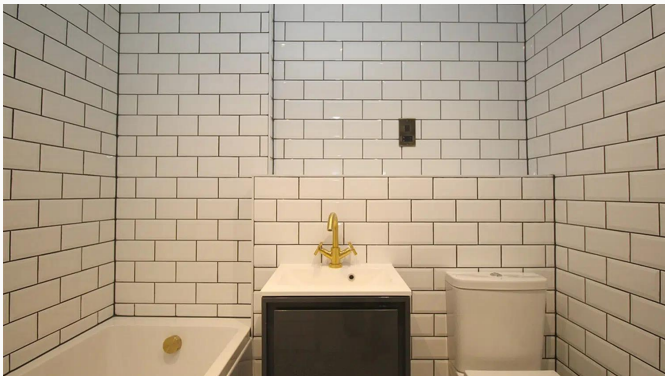
Bedroom Two



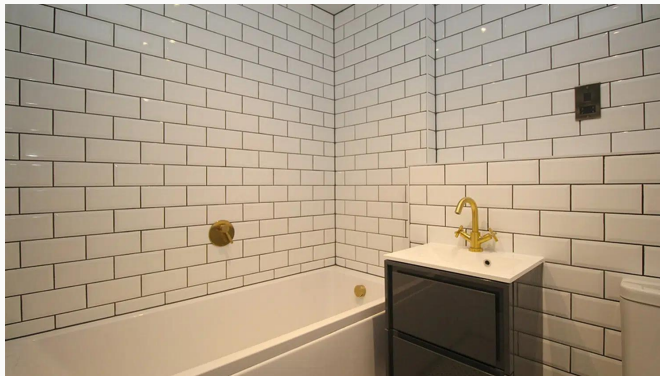
Bedroom Two



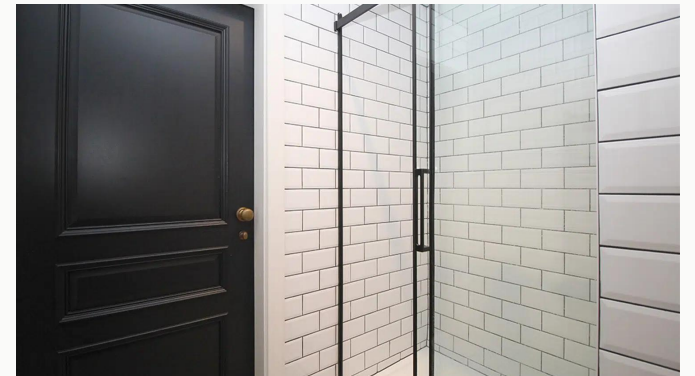
Bathroom



Bathroom



Bathroom



Bathroom



Garden



Garden



Hallway

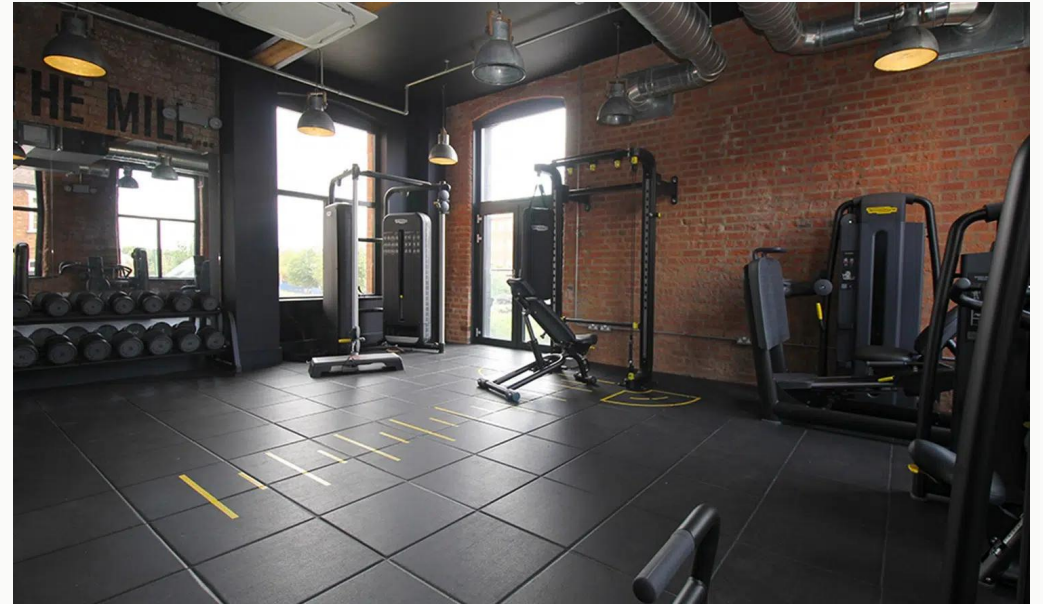


Communal Gym

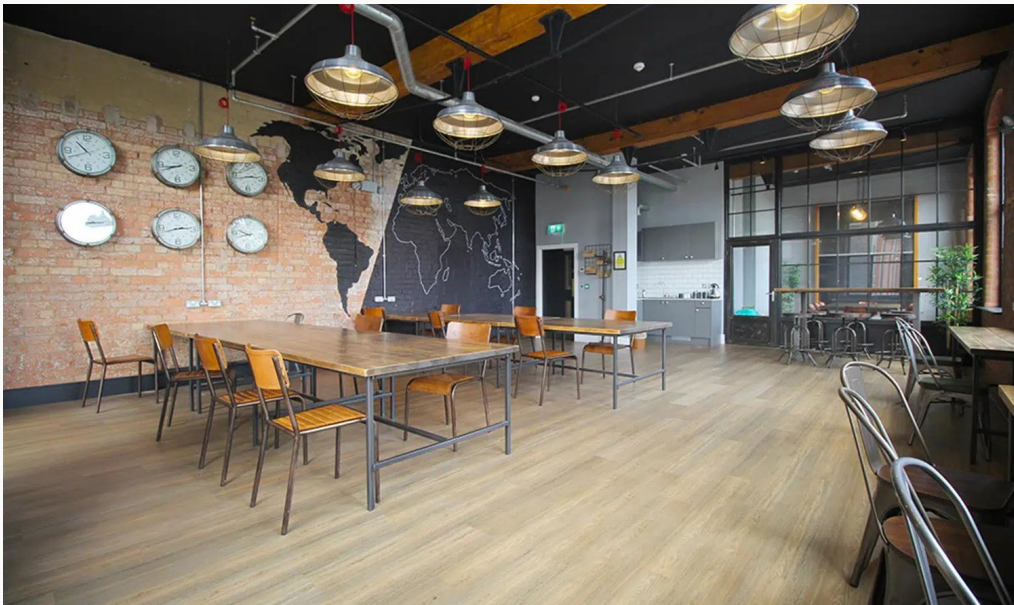




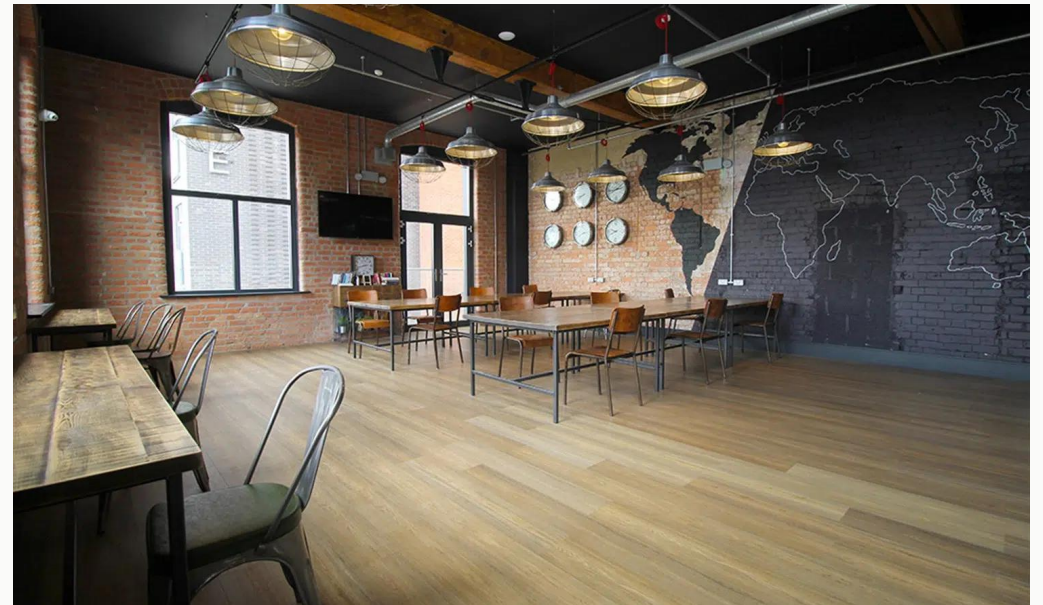
Communal Gym



Communal Gym



Communal Office Area



Communal Office Area

**Available**  
From 05/08/2024

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Allocated

**Postcode**  
LE11 1FU

**Rent**  
£1,350 pcm

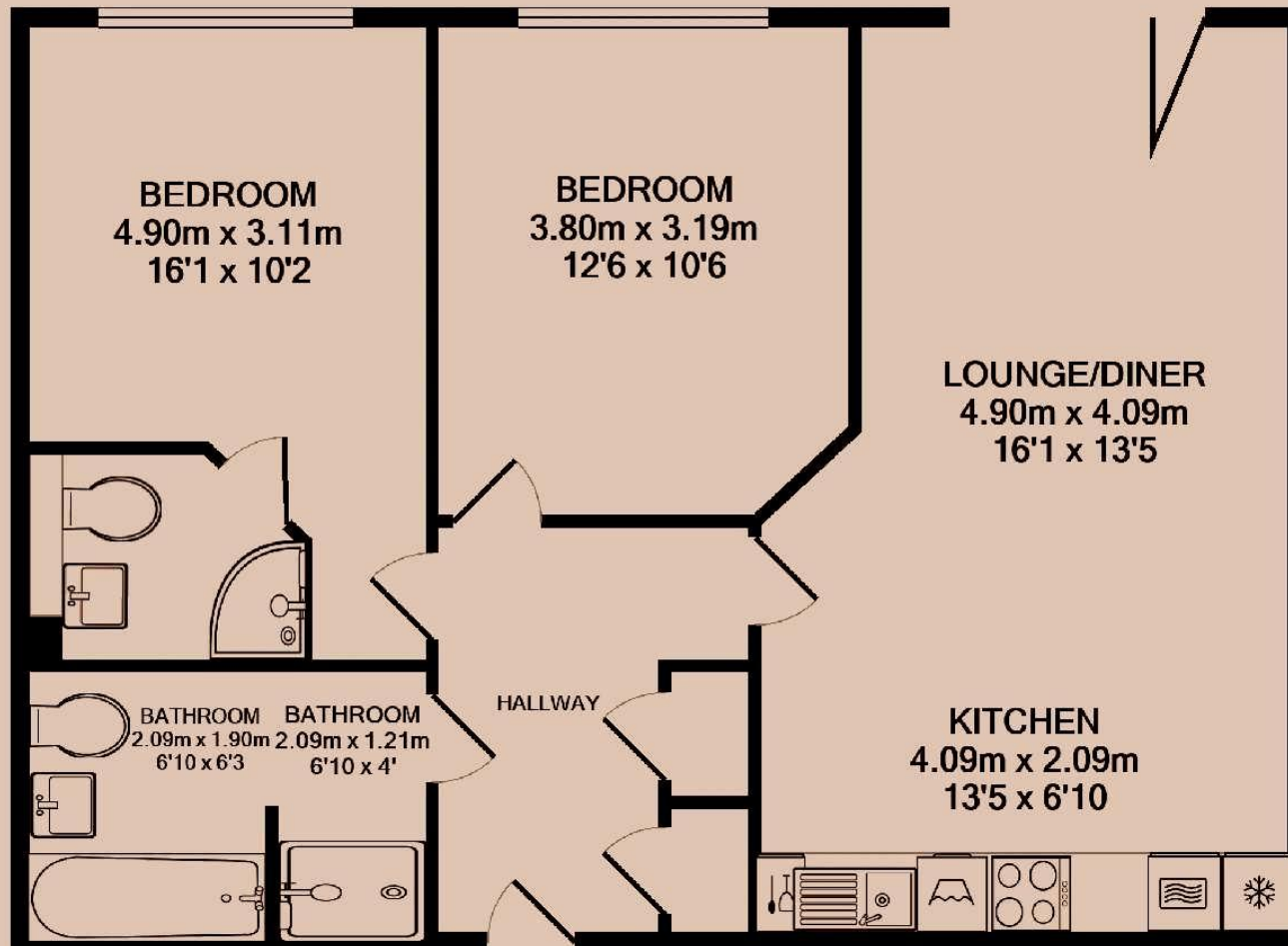
**Deposit**  
£1,550

**EPC**  
79 | C

**Council Tax Band**  
C

**ID**  
#8758

**Updated**  
11/07/2024



# *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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