



The Mill

Loughborough

2 Bed 1st 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, first floor apartment is soon 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". 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

An elegant living space, open to the kitchen, including a balcony with views of the neighbouring canal. Exposed brickwork complete the look.

Kitchen

A contemporary L-shaped 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 / living area and access to the balcony overlooking the canal.

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 separate walk-in "rain 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 for two spaces with further visitor parking.

Heating

Underfloor heating throughout.

Glazing

Modern, good quality, uPVC double glazing.

Energy Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.



Entrance



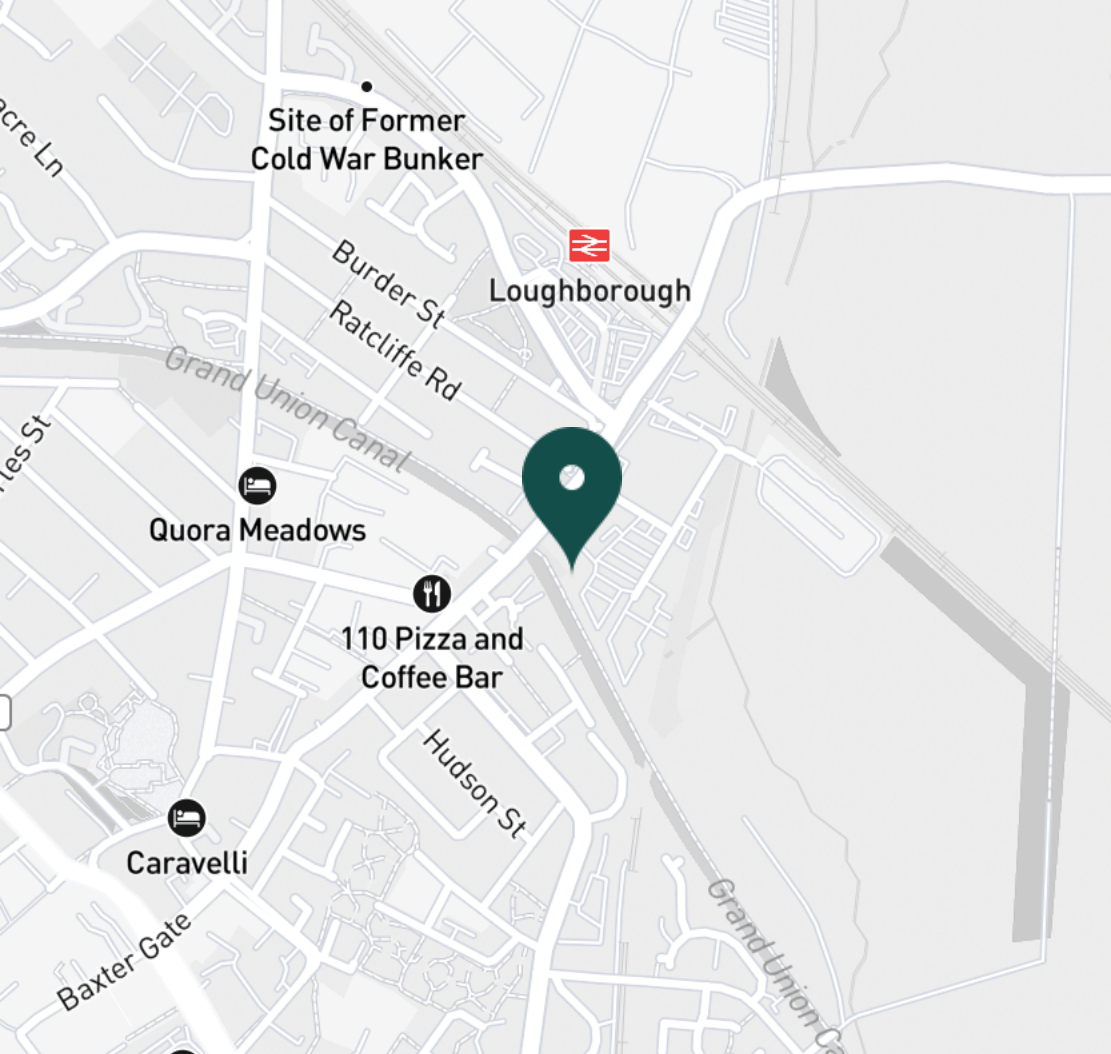
Lounge / Diner



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	1.3 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	4.2 mi
Sileby	6.1 mi
East Midlands Parkway	10.6 mi
Syston	11.0 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	1.1 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

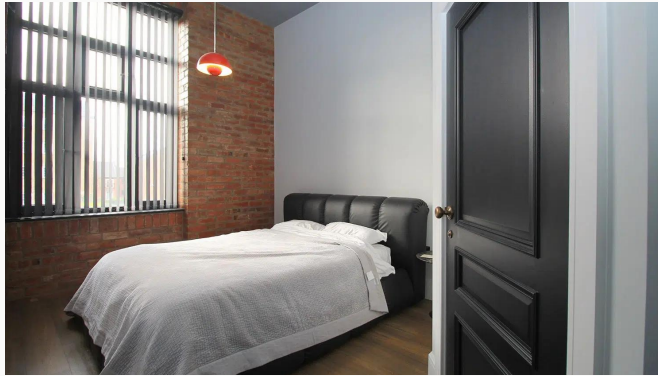


- ✓ Canal Views
- ✓ Allocated Parking
- ✓ Balcony
- ✓ Two Double Bedrooms
- ✓ Gym
- ✓ Ensuite





Kitchen



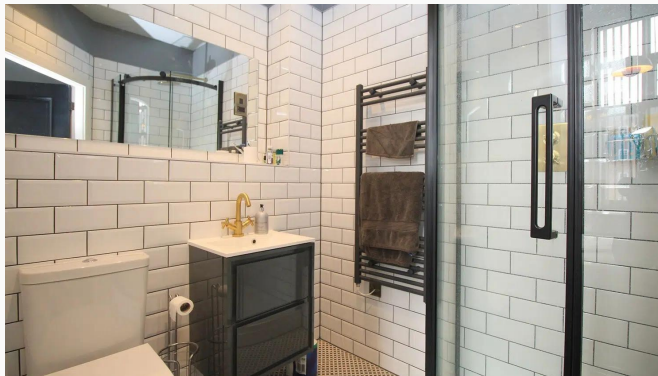
Master Bedroom



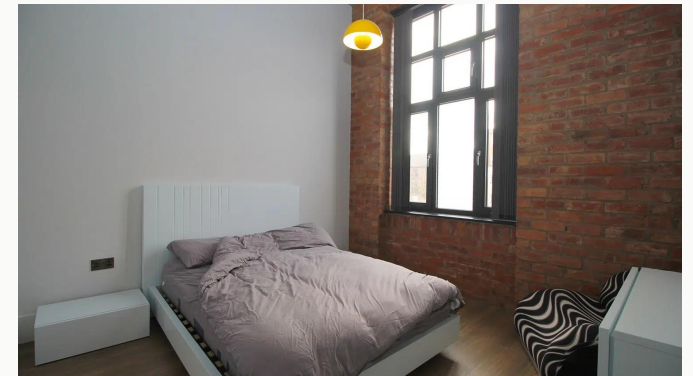
Master Bedroom



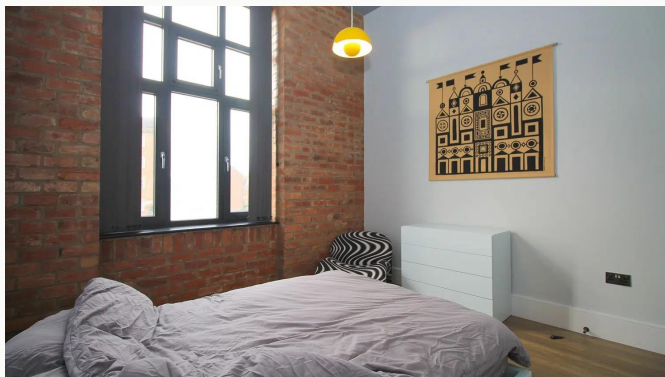
Master Bedroom



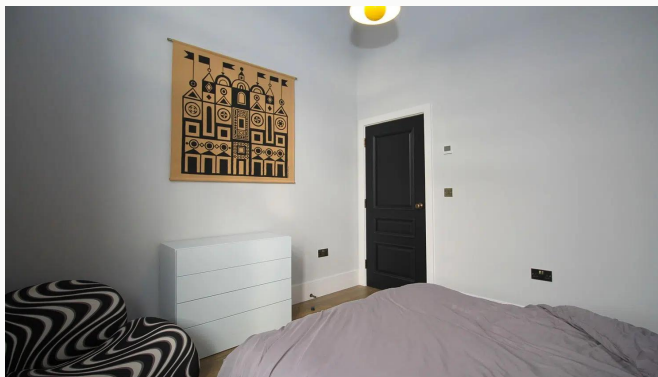
Ensuite



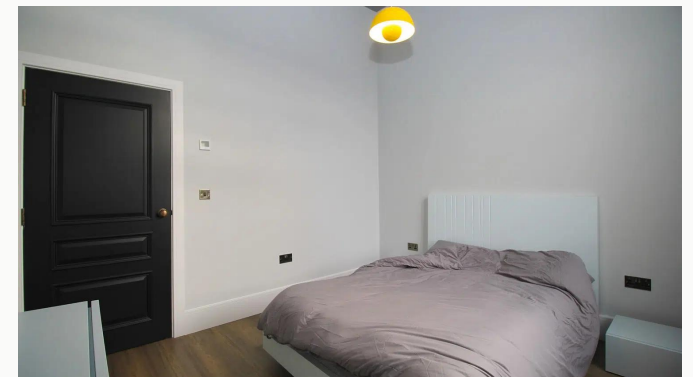
Bedroom Two



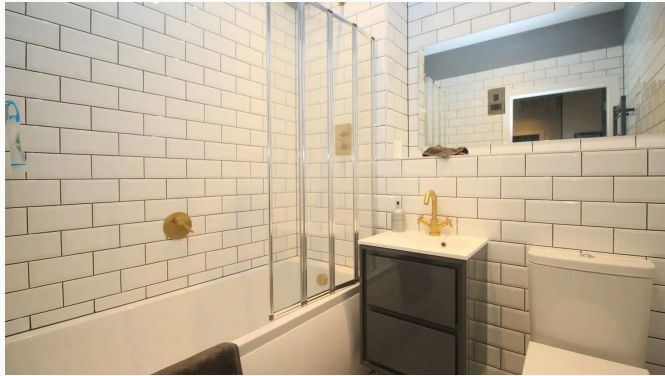
Bedroom Two



Bedroom Two



Bedroom Two



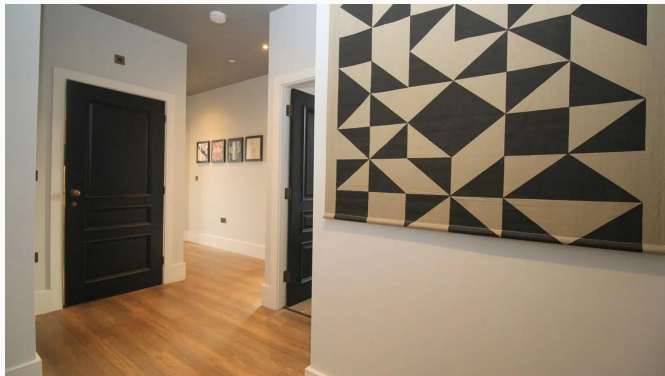
Bathroom



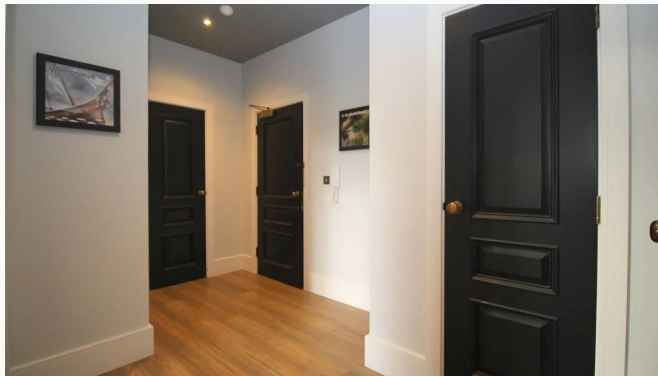
Balcony



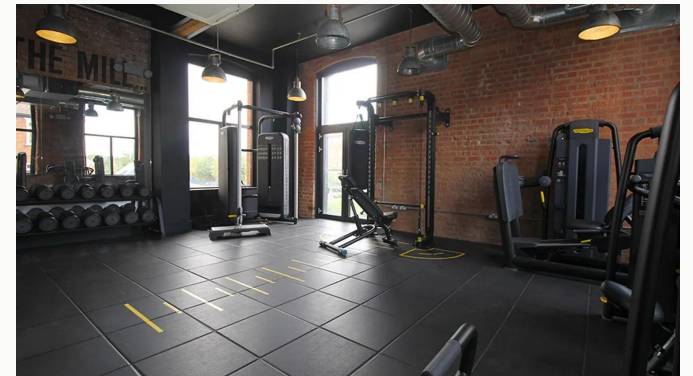
Balcony



Hallway



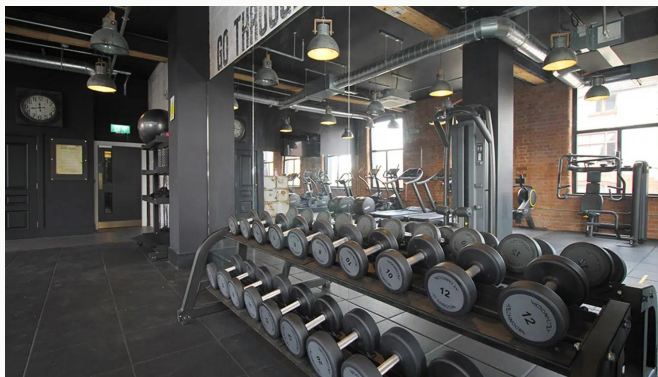
Hallway



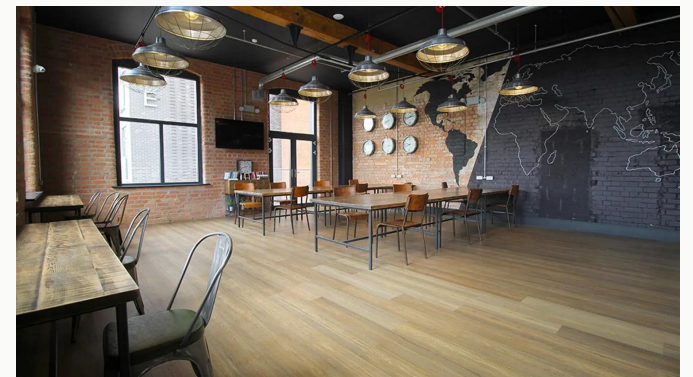
Gym



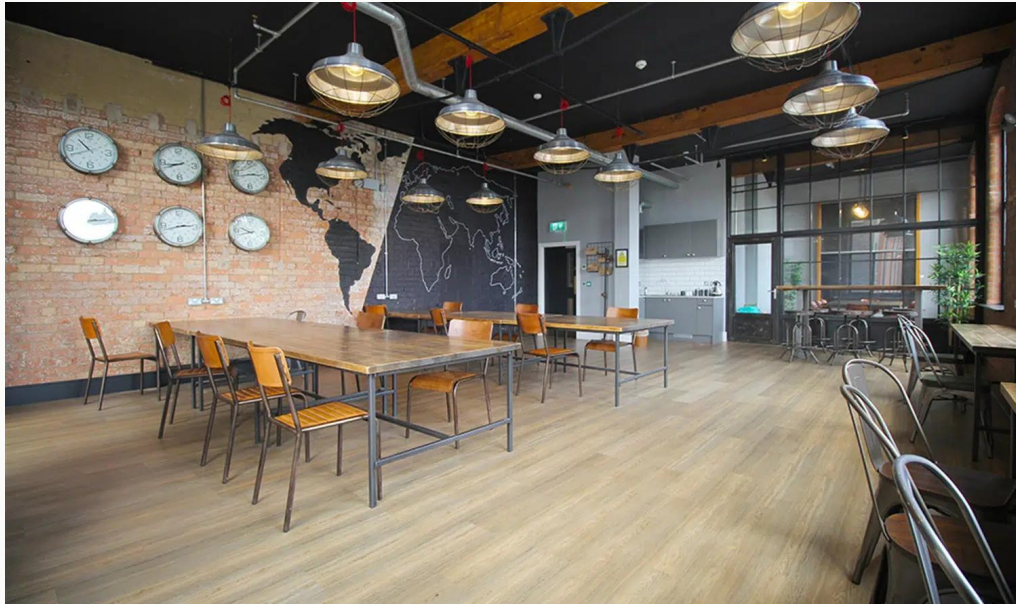
Gym



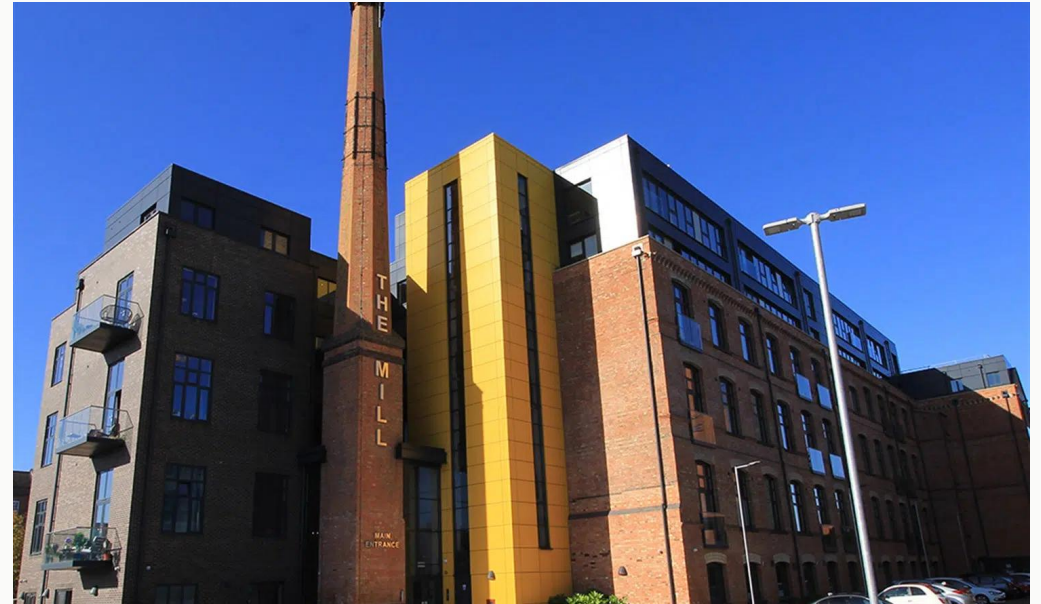
Gym



Office Area



Office Area



The Mill

Available
From 23/06/2025

Comes
Unfurnished

Bedrooms
2

Receptions
1

Bathrooms
2

Parking
Allocated

Postcode
LE11 1FU

Rent
£1,350 pcm

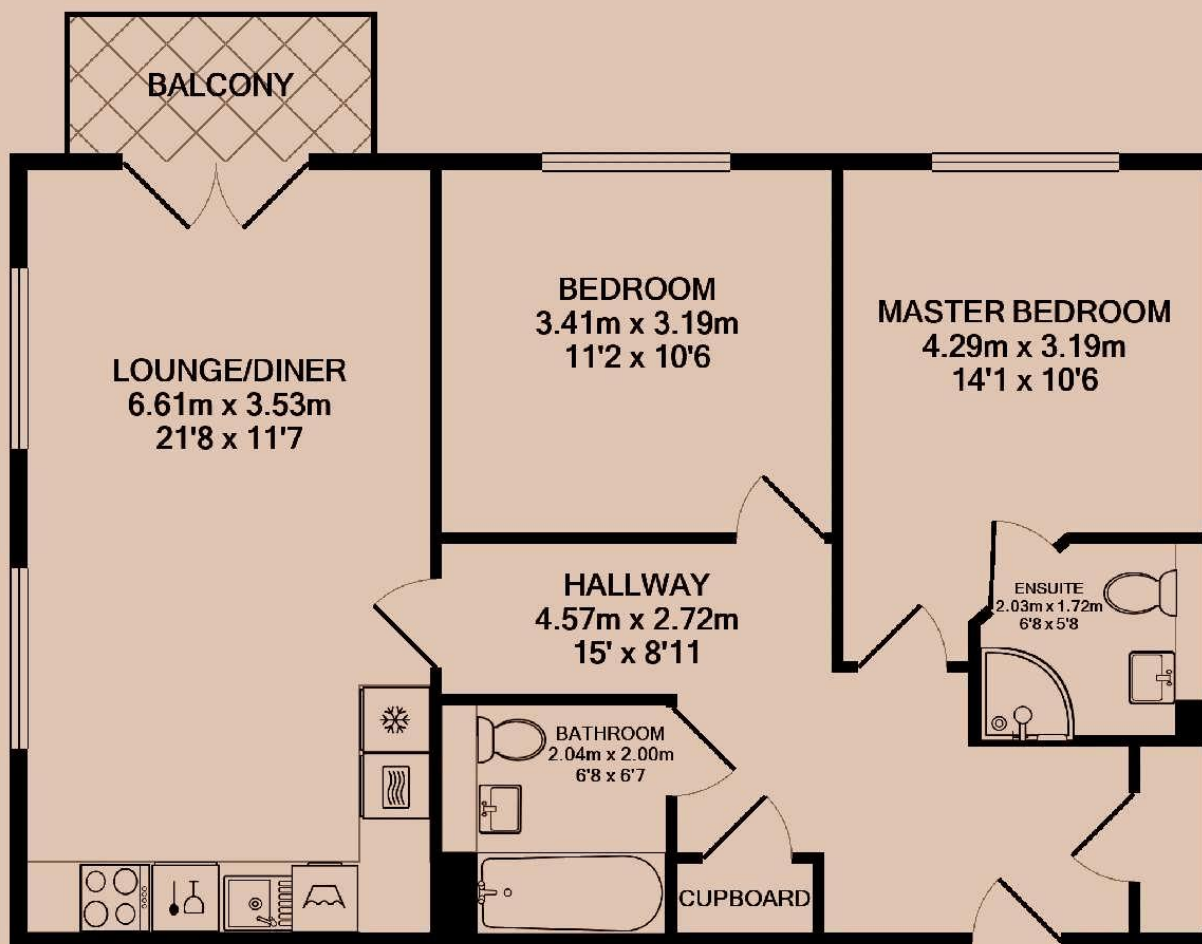
Deposit
£1,550

EPC
83 | B

Council Tax Band
C

ID
#9983

Updated
04/06/2025



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The Property
Ombudsman



APPROVED CODE
TRADING STANDARDS

