

A wide-angle photograph of a modern, open-plan living and dining area. In the foreground, a large, tufted brown leather ottoman sits on a light-colored wooden floor. To the right, a light-colored sofa with several cushions is visible. In the background, a dining table with four grey chairs is set up. Further back, a kitchen area with dark grey cabinets, a white subway tile backsplash, and a sink is visible. A large potted plant is on the left side of the frame. The text 'The Mill' is written in a large, white, italicized serif font, and 'Loughborough' is written in a smaller, white, sans-serif font below it.

# *The Mill*

## Loughborough

2 Bed Ground Floor Apartment • LE11 1FU • £1,300 pcm • £1,500 Deposit



## The Mill, Loughborough

Set in the highest specification development that Loughborough has to offer. This premium, two double bed ground 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&#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

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

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

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

### Bedroom Two

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

### Ensuite

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

### 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.

### Garden

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

### Parking

Allocated parking available for two spaces.

### Underfloor Heating

Underfloor central 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.





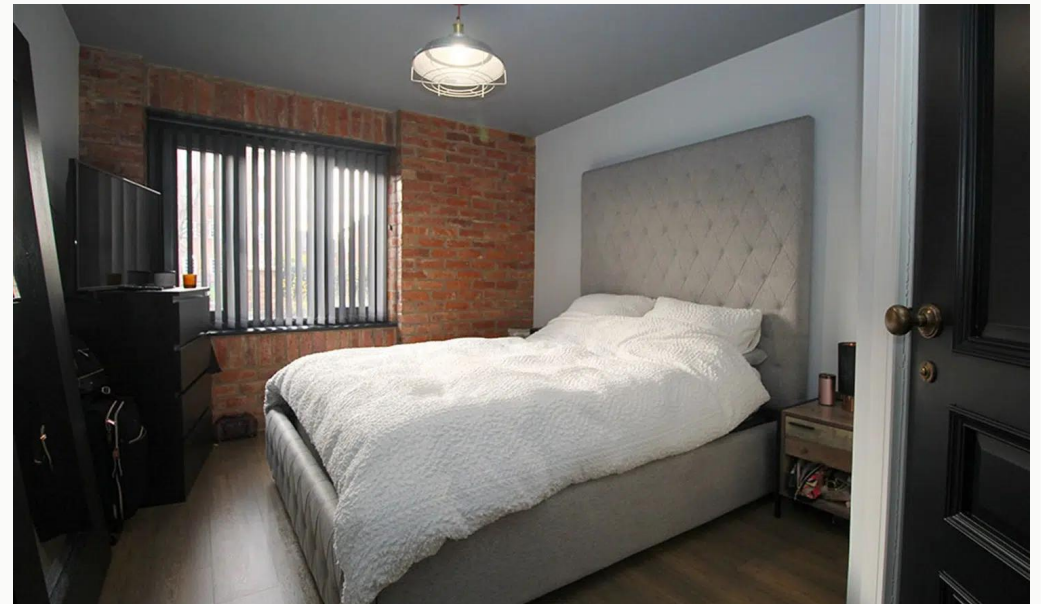
Lounge Area



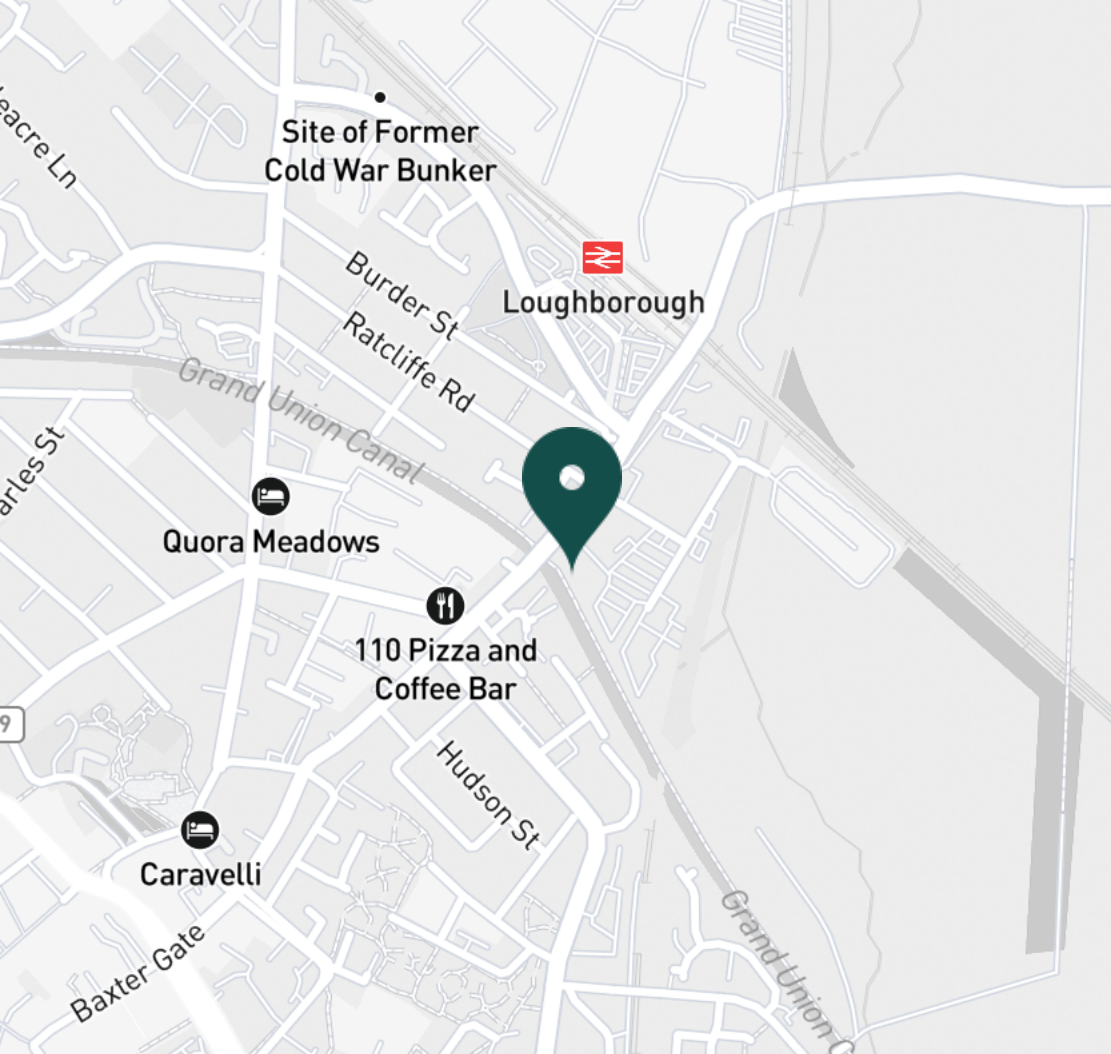
Kitchen



Main Lounge/Dining Area



Master Bedroom



#### SUPERMARKETS

Tesco Superstore Loughborough	0.7 mi
Marks & Spencer	0.8 mi
Aldi Loughborough	0.9 mi
Lidl 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	0.9 mi

#### TRAIN STATIONS

Loughborough	0.3 mi
Barrow upon Soar	5.3 mi
Sileby	5.8 mi
Syston	10.1 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

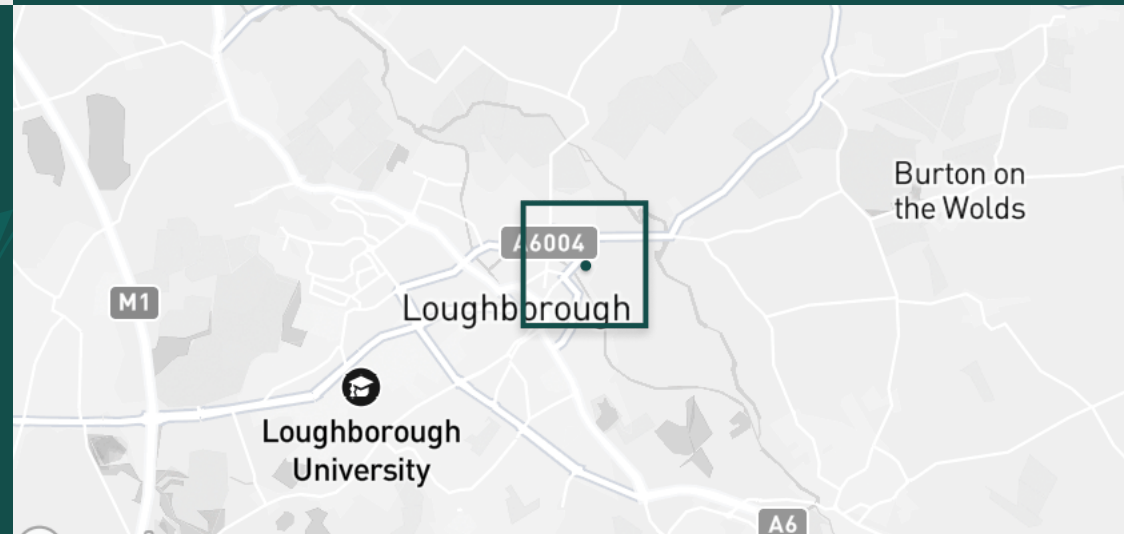
#### PRIMARY SCHOOLS

Rendell Primary School	0.4 mi
Cobden PS	0.7 mi
Fairfield Preparatory Sch	0.8 mi
St Marys Catholic PS	1.0 mi
Our Lady's Convent Sch	1.2 mi

#### HIGH SCHOOLS

Limehurst Academy	0.5 mi
Our Lady's Convent Sch	1.2 mi
Loughborough High Sch	1.2 mi
RNIB College Loughborough	1.4 mi
Loughborough Grammar Sch	1.5 mi

Discover  
*Loughborough*

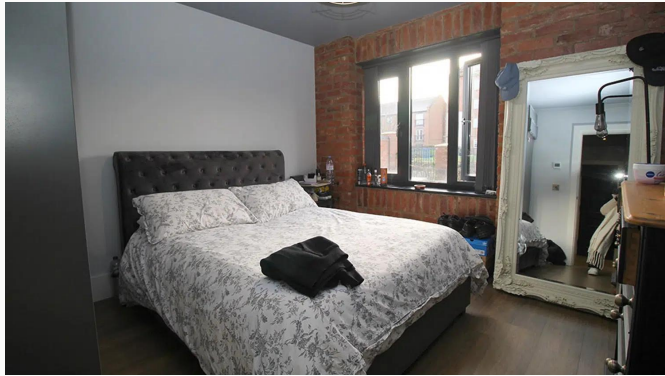




- ✓ Excellent Condition
- ✓ Appliances Included
- ✓ Converted Mill
- ✓ Communal Gym
- ✓ Garden
- ✓ Concierge



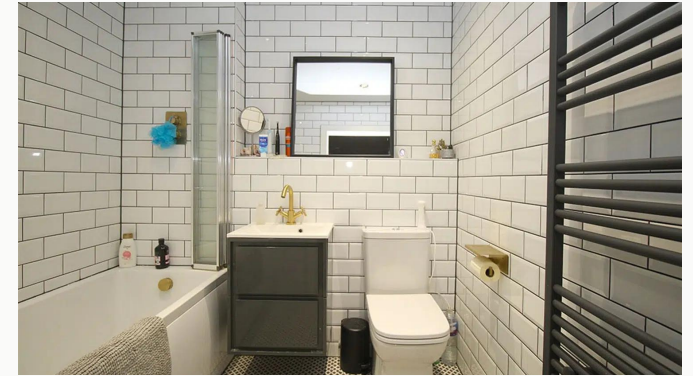




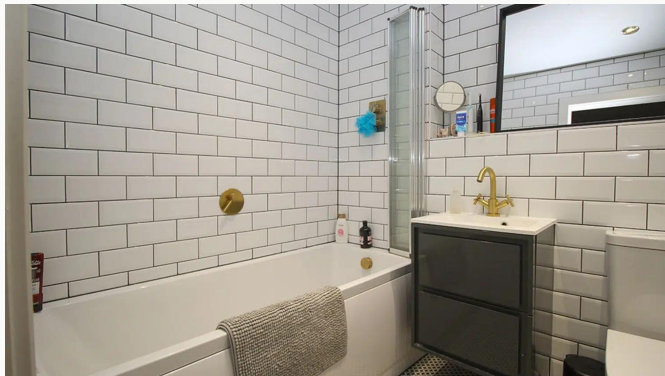
Bedroom 2



Bedroom Two



Bathroom



Bathroom



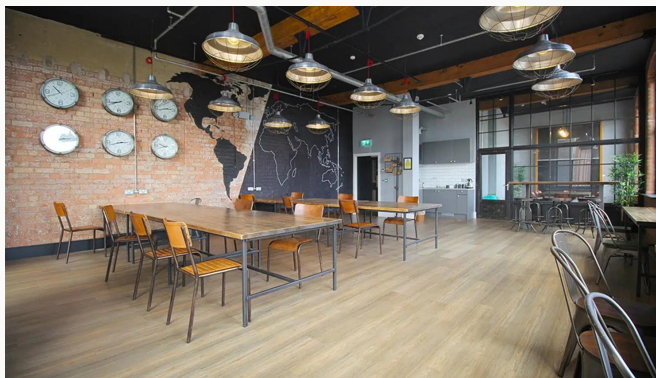
Garden



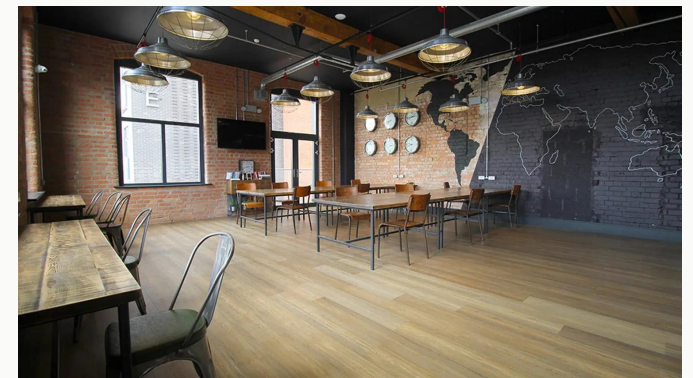
Garden



Canal



Communal Office



Communal Office





Communal Gym



Communal Gym



Communal Gym

**Available**  
From 07/01/2026

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Allocated

**Postcode**  
LE11 1FU

**Rent**  
£1,300 pcm

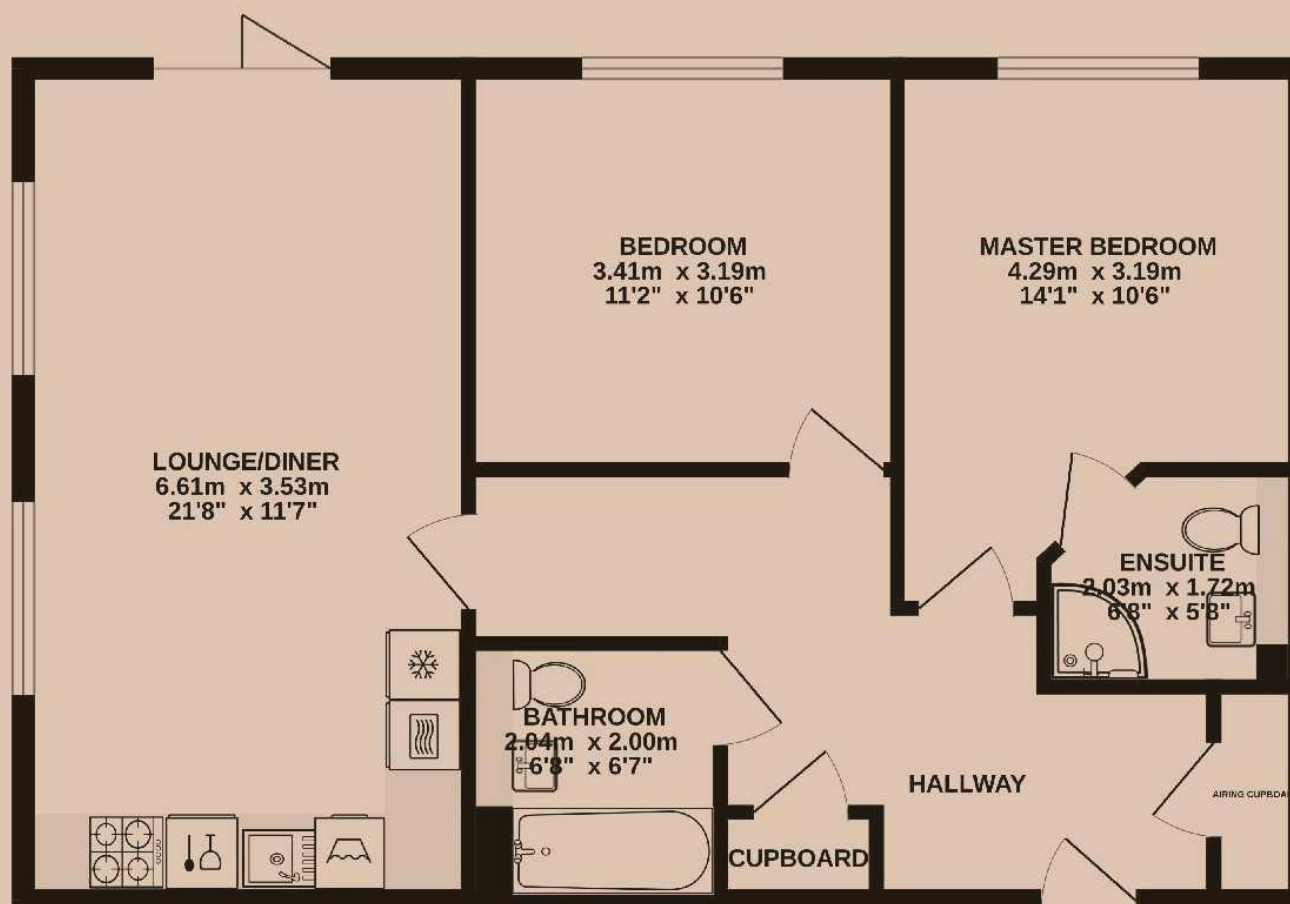
**Deposit**  
£1,500

**EPC**  
83 | B

**Council Tax Band**  
C

**ID**  
#8457

**Updated**  
16/12/2025





# *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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