

The image shows a multi-story building with a mix of old and new architecture. A tall, narrow brick chimney stands prominently on the left side of the building. The main body of the building has a modern section with bright yellow panels and vertical windows, contrasting with the older brickwork. The sky is clear and blue. A street lamp and parked cars are visible in the foreground.

# *The Mill*

## Loughborough

1 Bed 2nd Floor Apartment • LE11 1FU • £1,150 pcm • £1,320 Deposit



## The Mill, Loughborough

Set in the highest specification development that Loughborough has to offer. This premium, one-bed, unfurnished second-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 7.04m (23'1) x 3.32m (10'11)

A spacious living and dining space, open to the kitchen. French doors give access to the balcony, with views of the canal. Exposed brickwork, high ceilings and wood effect flooring complete the look.

### Kitchen 3.32m (10'11) x 3m (9'10)

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 3.51m (11'6) x 3.18m (10'5)

A bright double bedroom with high ceilings.

### Bathroom 2.1m (6'11) x 2m (6'7)

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.

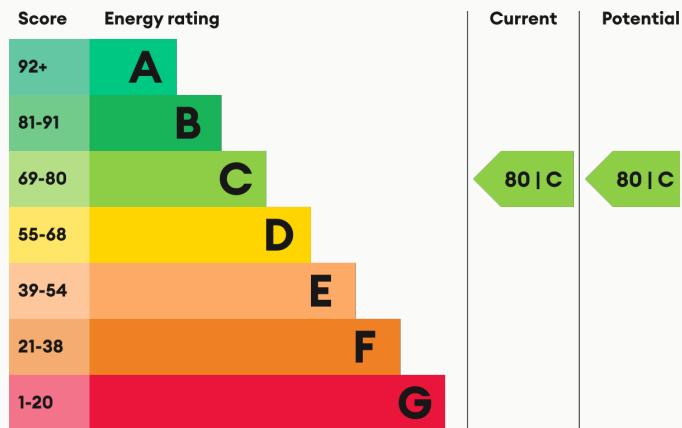
### Underfloor Heating

Underfloor, central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance

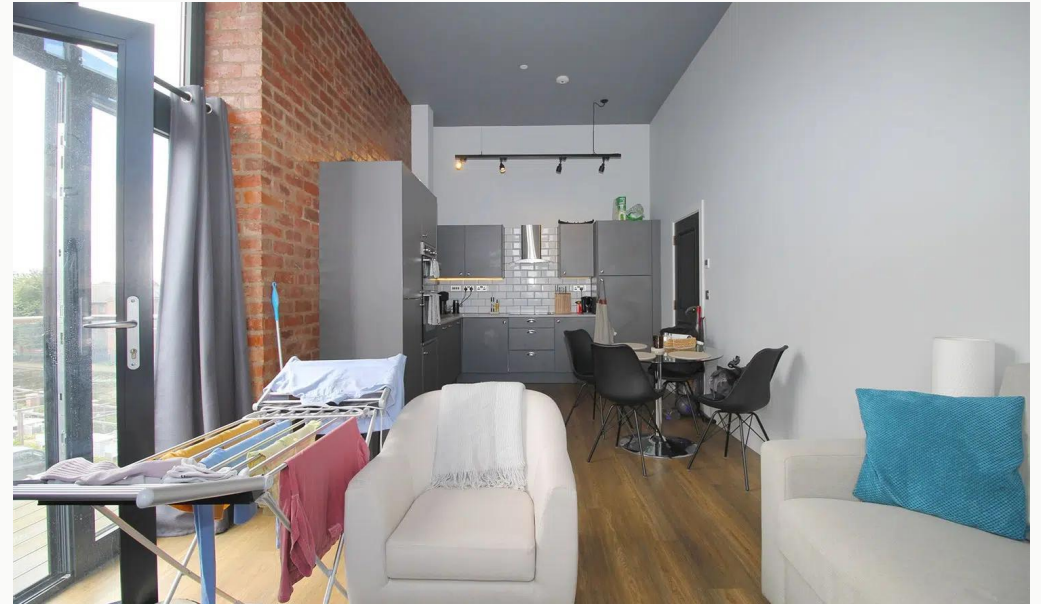


We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.





Lounge / Kitchen



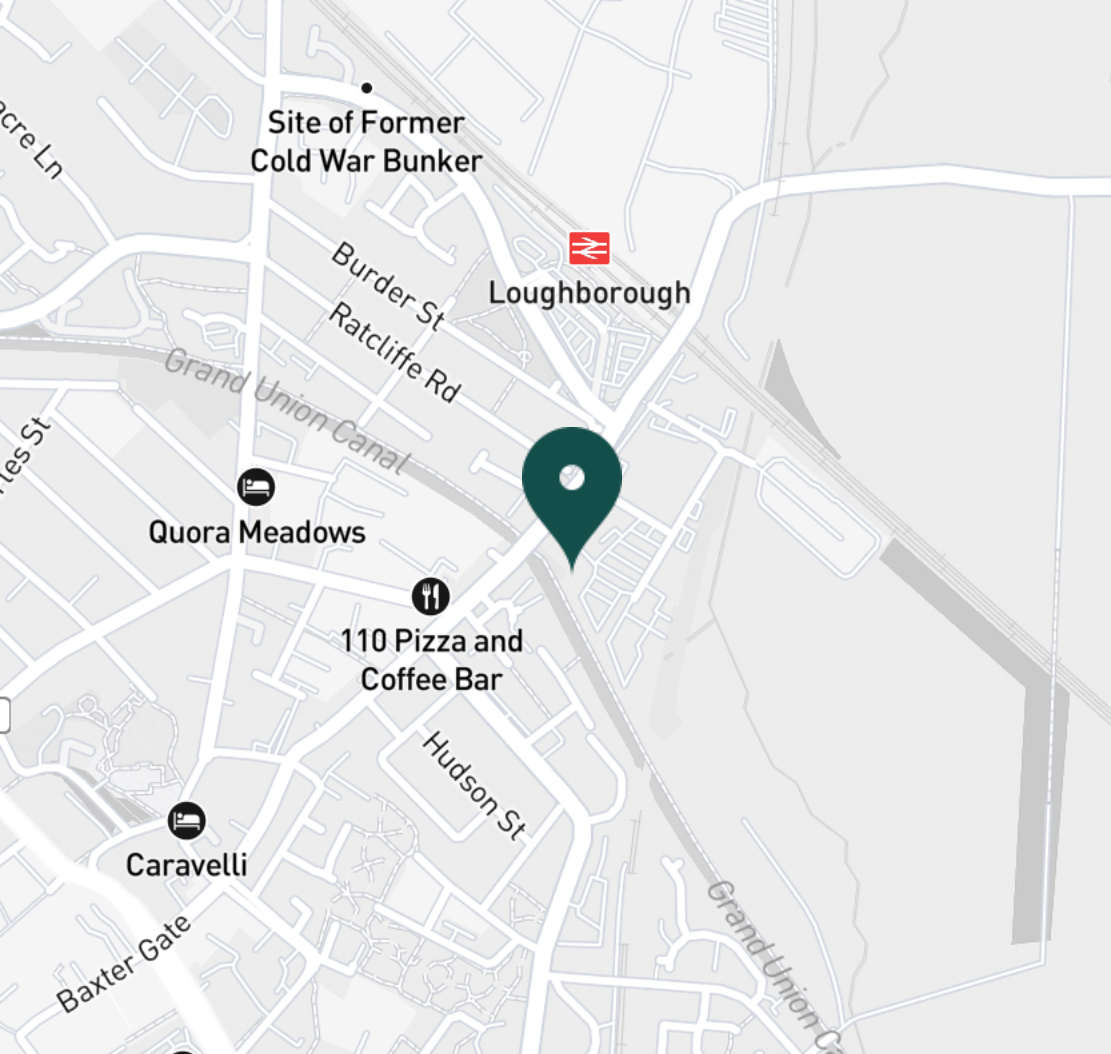
Lounge / Kitchen



Lounge / Kitchen



Lounge / Kitchen



#### 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*

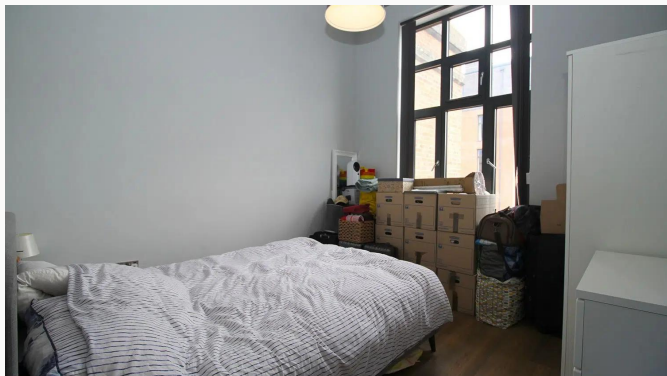




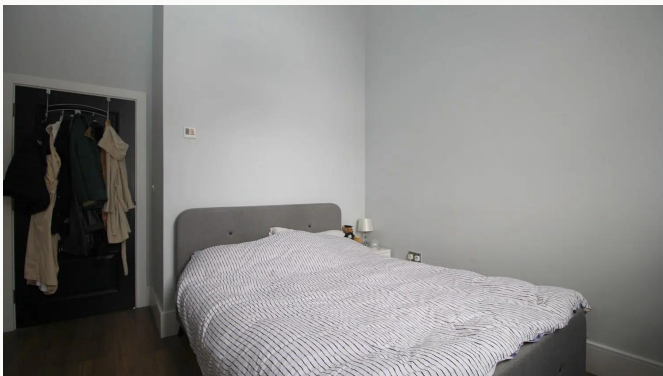
- ✓ Converted Mill
- ✓ Concierge Service
- ✓ Appliances Included
- ✓ Second Floor
- ✓ Communal Gym
- ✓ Allocated Parking



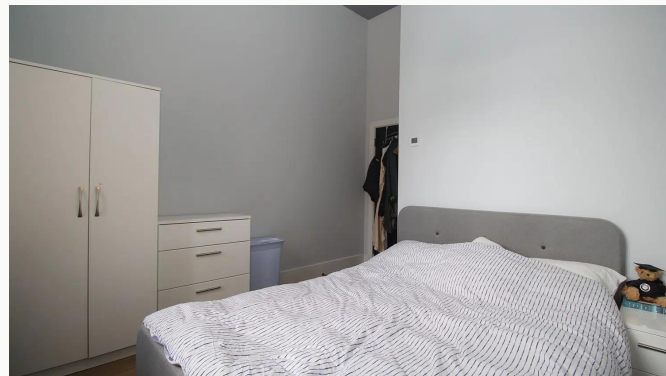




Bedroom



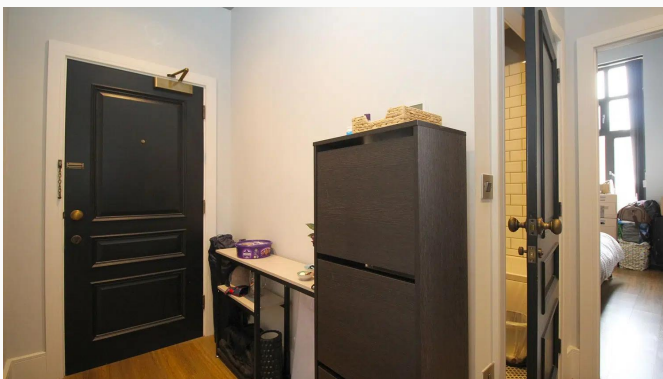
Bedroom



Bedroom



Bathroom



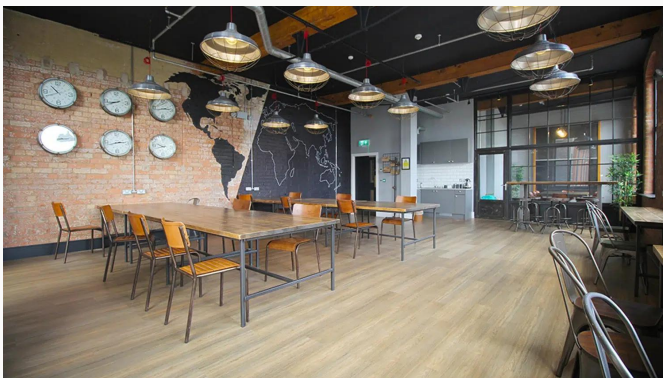
Hallway



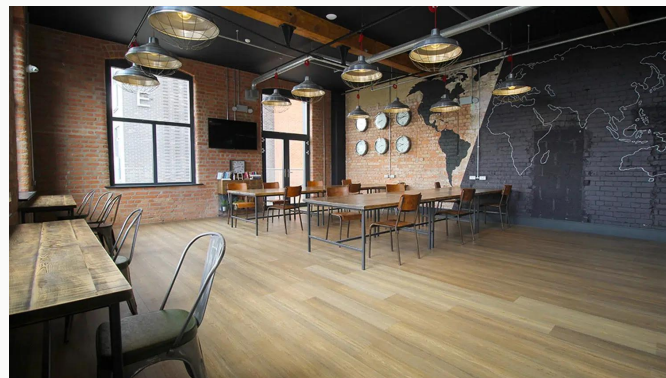
Apartment Entrance



Balcony View



Office Area



Office Area

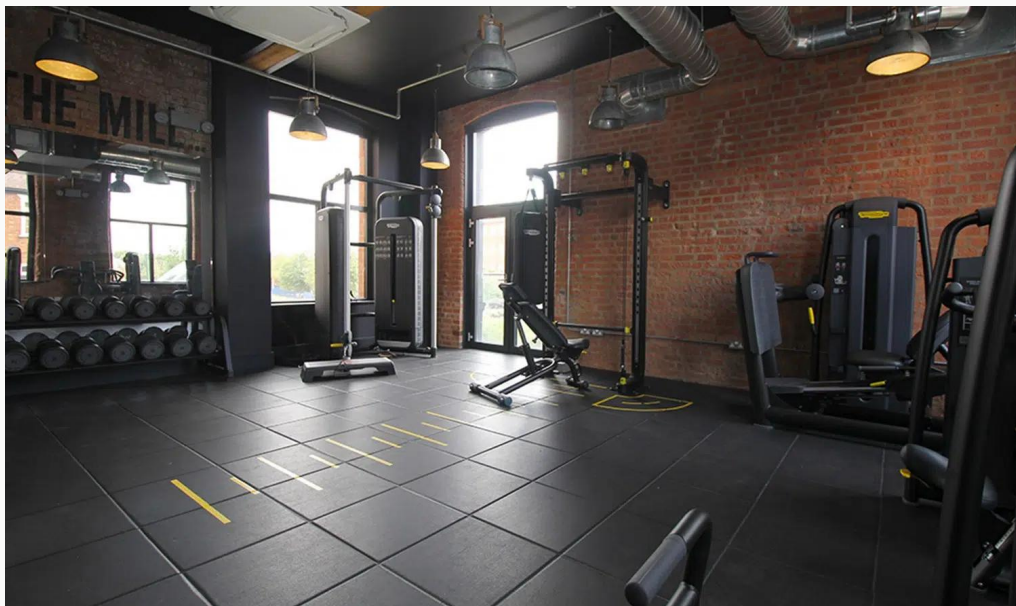




Gym



Gym



Gym



The Mill



The Mill



**Available**  
From 23/08/2025

**Rent**  
£1,150 pcm

**Comes**  
Unfurnished

**Deposit**  
£1,320

**Bedrooms**  
1

**EPC**  
80 | C

**Receptions**  
1

**Council Tax Band**  
B

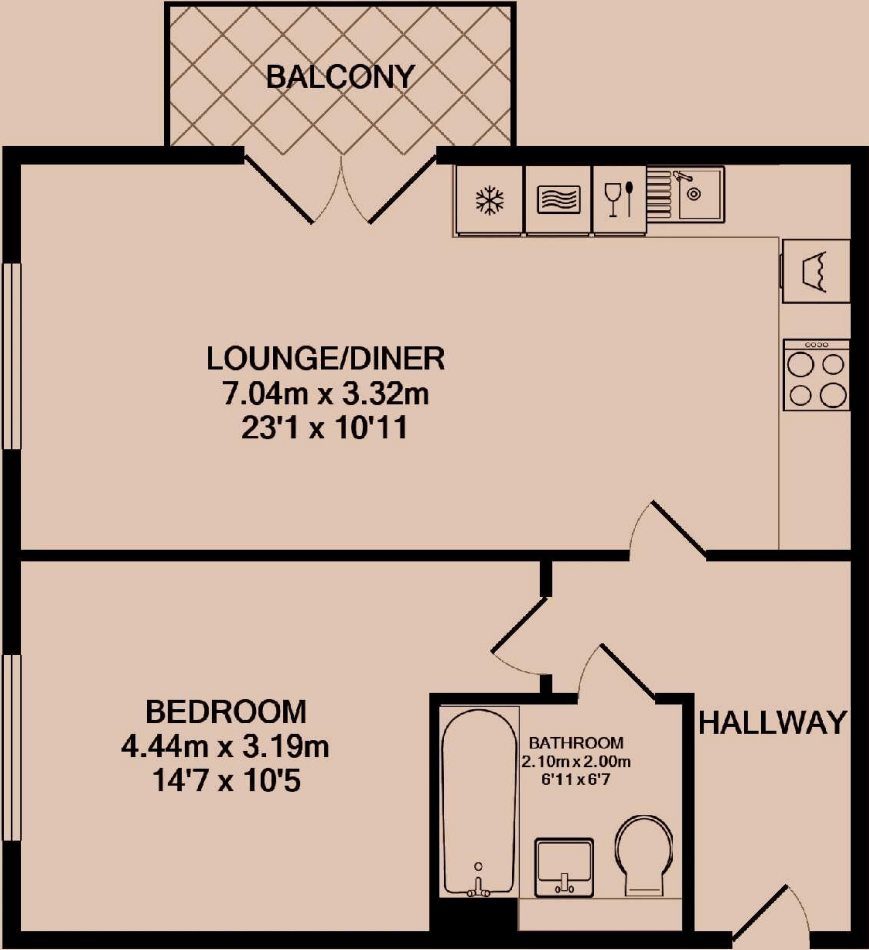
**Bathrooms**  
1

**ID**  
#8464

**Parking**  
Allocated

**Updated**  
28/07/2025

**Postcode**  
LE11 1FU



# *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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