



Smiths
your property experts

The Mill

Waterside Village, Loughborough

- Beautifully presented and immaculate apartment
- Situated in the exclusive Waterside Village development
- High-specification interiors with underfloor heating
- Open-plan living space and a balcony overlooking the canal
- Two double bedrooms and two contemporary bathrooms
- Allocated gated parking for two vehicles
- Daily concierge service, gym, and co-working area
- Walking distance to the town centre and train station

General Description

Smiths Property Experts are pleased to offer to the market this beautifully presented and immaculate two double-bedroom canal side apartment at the award-winning Waterside Village development in Loughborough.

This state-of-the-art development features a gated and prestigious collection of luxury apartments. The amenities include a gym, a communal co-working area with a meeting room, a waterfront terrace and gardens, and a daily concierge service.

With two private parking spaces, a lift, and exceptional communal facilities, the property offers all the benefits of living in this exclusive community.







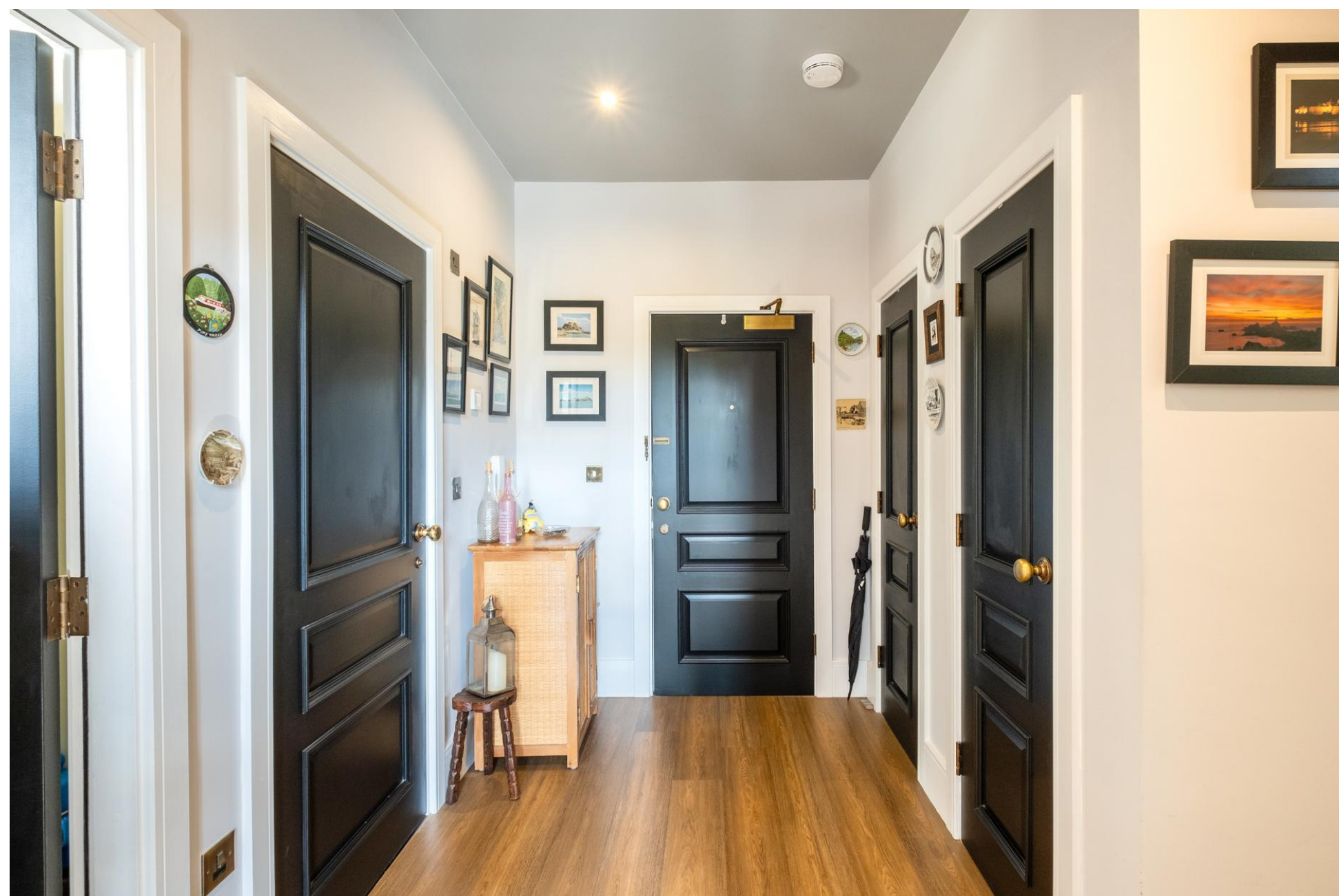
The Mill

The property offers an exciting opportunity to live in a beautiful converted former working mill. This exceptional development offers easy access to Loughborough town centre and is within walking distance of the train station.

The building consists of 76 apartments, all of which are equipped with a 10-year LABC warranty and a 250-year lease. The development has been designed sympathetically, with exposed brickwork, large windows, and tall ceilings that pay homage to the area's industrial past. The history and traditional fabric of the building have been preserved while incorporating modern and stylish interventions. There is a beautiful communal terrace area with views across the canal, sun loungers, seating, and an al fresco dining space.

The Apartment

This spacious apartment is designed to a high specification with underfloor heating, beautiful bespoke glazing, modern kitchen and bathroom suites, as well as light-filled living areas. The generous entrance hall includes two storage cupboards. There are two double bedrooms and a bathroom. The main bedroom has an en-suite shower room. There is an open-plan kitchen, dining, and living area with a balcony overlooking the canal. The kitchen features a Peninsula providing additional worktop space and is equipped with high-quality, fully integrated appliances. The property boasts two designated car parking spaces, a rarity in the development, where most apartments only have one.







Property Information

EPC Rating: C. Council Tax Band: C.

Tenure: Leasehold.

Length of Lease: 250. Years Left: 245.

Ground rent: £99 yearly.

Service charge: £1,418.89 annually.

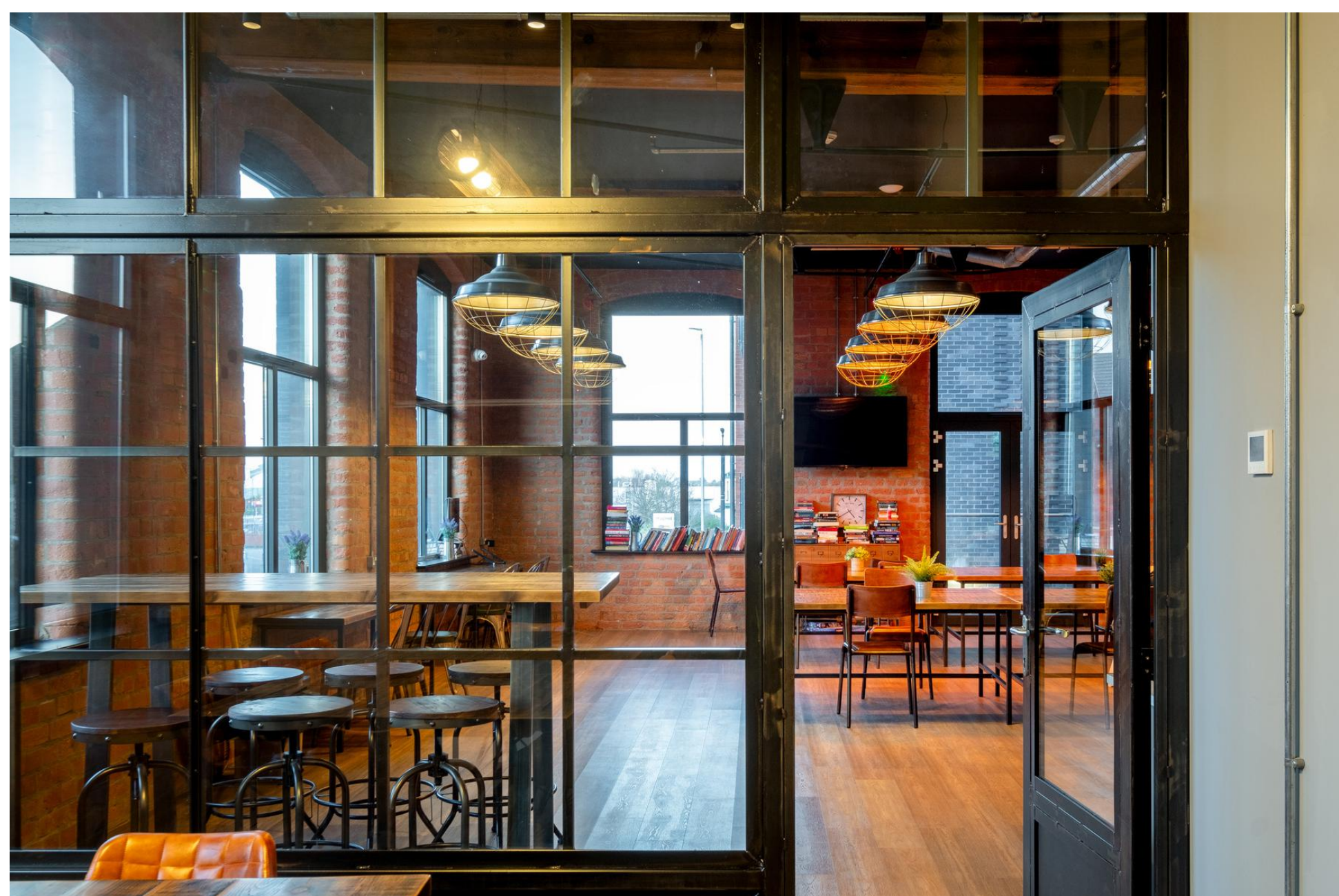
Local Authority: Charnwood Borough Council.

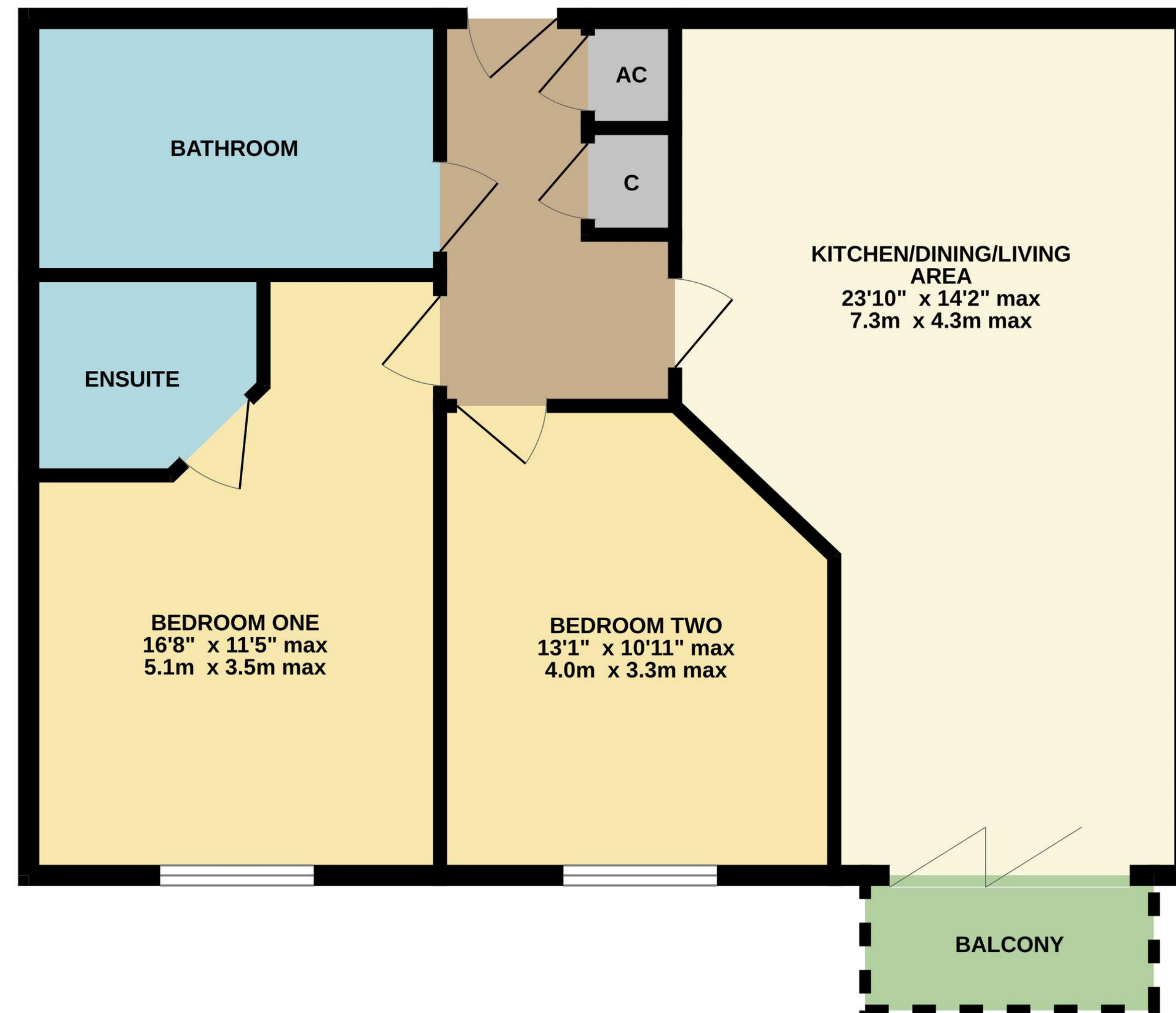
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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