



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 with a lovely Juliet balcony
- Two double bedrooms and a contemporary bathroom
- 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 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.







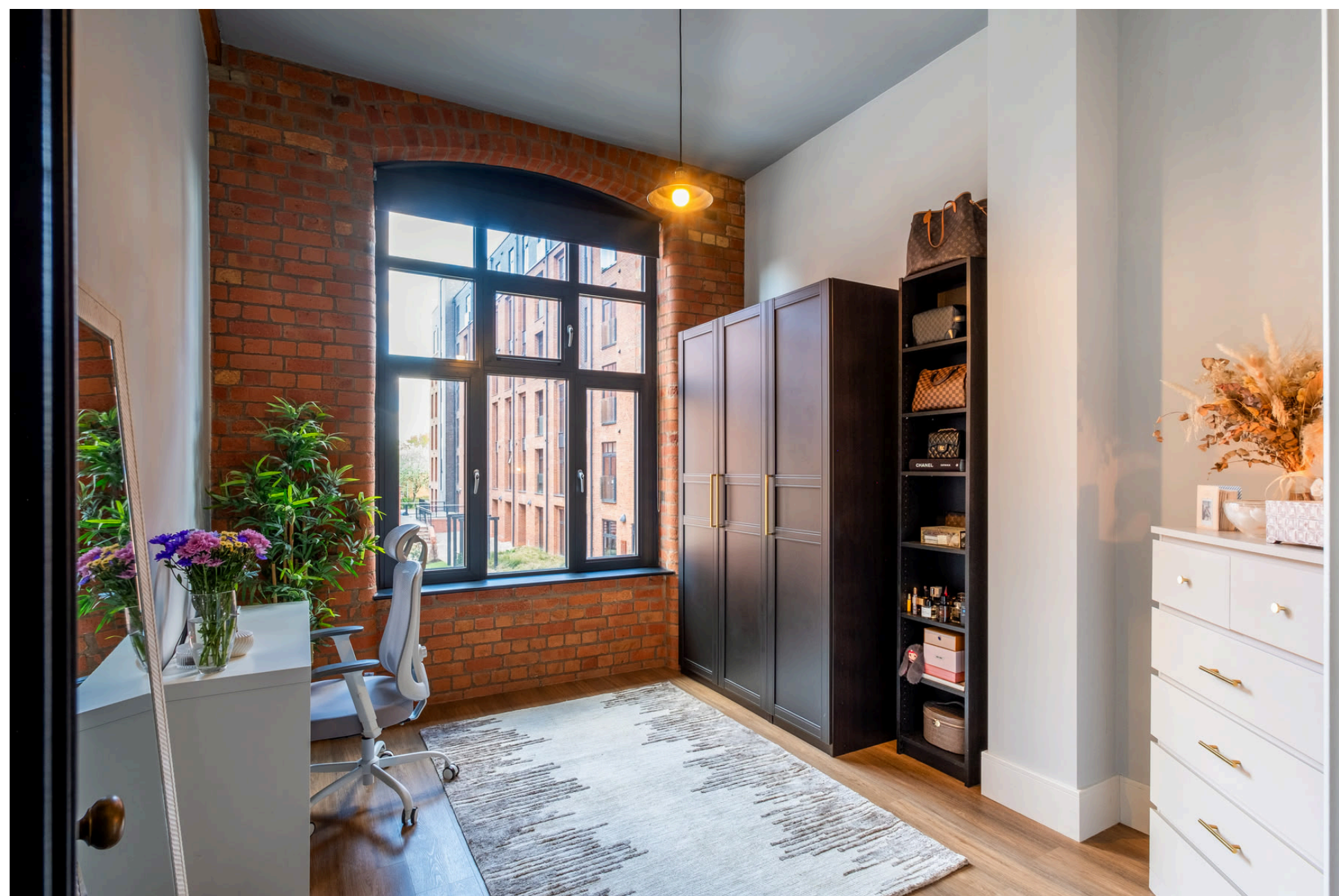
The Mill

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

The apartment is designed to a high specification and features underfloor heating with LVT flooring and beautiful bespoke glazing. The generous entrance hall includes two storage cupboards and has a door to a spacious and modern kitchen, dining, and living area. The kitchen is equipped with high-quality, fully integrated appliances, and the living and dining space provides ample space to relax and entertain.



There are two large double bedrooms, each overlooking a communal green space to the front, and a stylish bathroom which has a suite comprising a bath with a rainfall shower over, a wash hand basin with vanity storage and a WC. The property boasts designated car parking.



Property Information

EPC Rating: C. Council Tax Band: C.

Tenure: Leasehold.

Length of Lease: 250. Years Left: 244.

Ground rent approx. £99 annually.

Service charge approx. £1908 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.





TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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