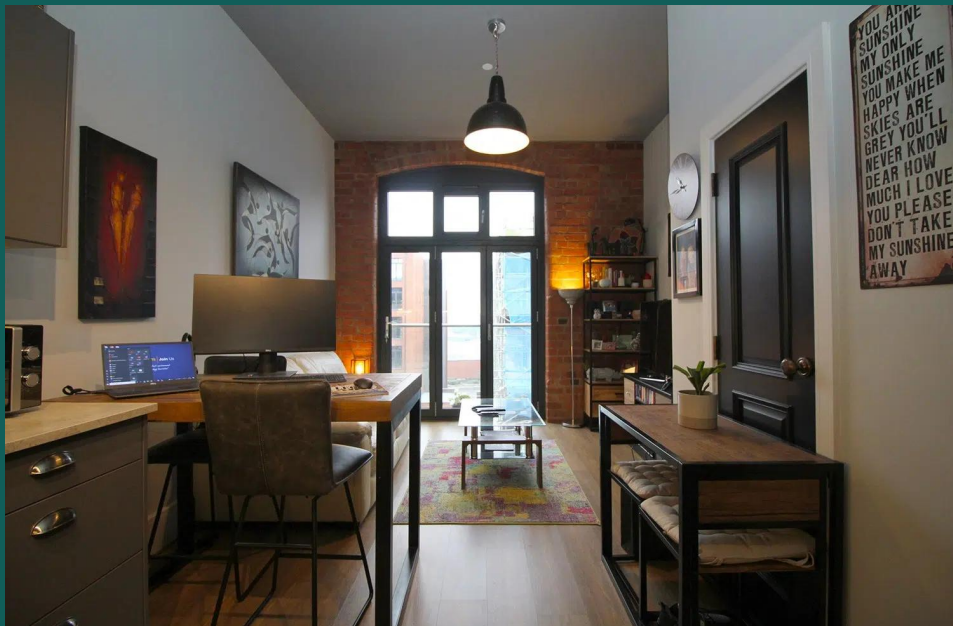




*The Mill*  
Loughborough

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, 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. PLEASE NOTE: Photos, video tour and floor plan are of similar apartment in the same block.

### Lounge / Diner

A bright living and dining space, open to the kitchen. Large windows, Exposed brickwork, and high ceilings complete the look.

### Kitchen

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

A contemporary double bedroom with high ceilings and exposed brickwork to complete the look.

### Bathroom

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.

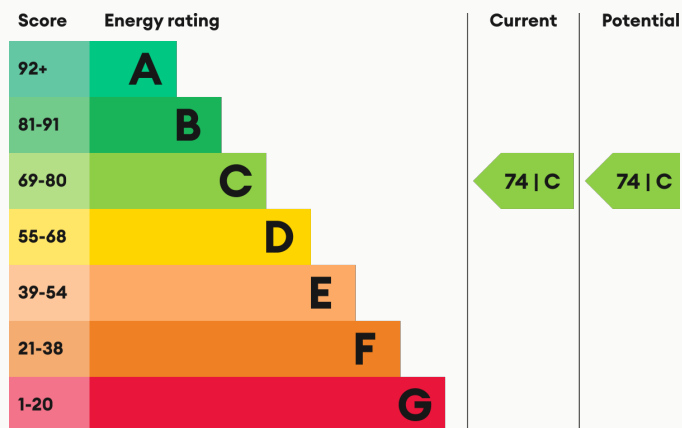
### Heating

Underfloor central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



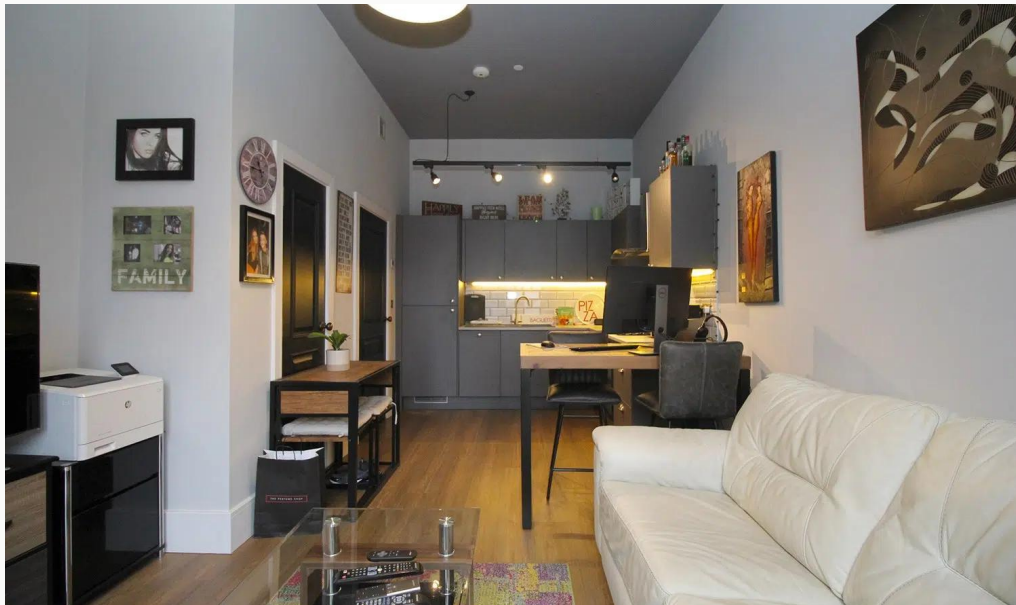
We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Lounge / Diner



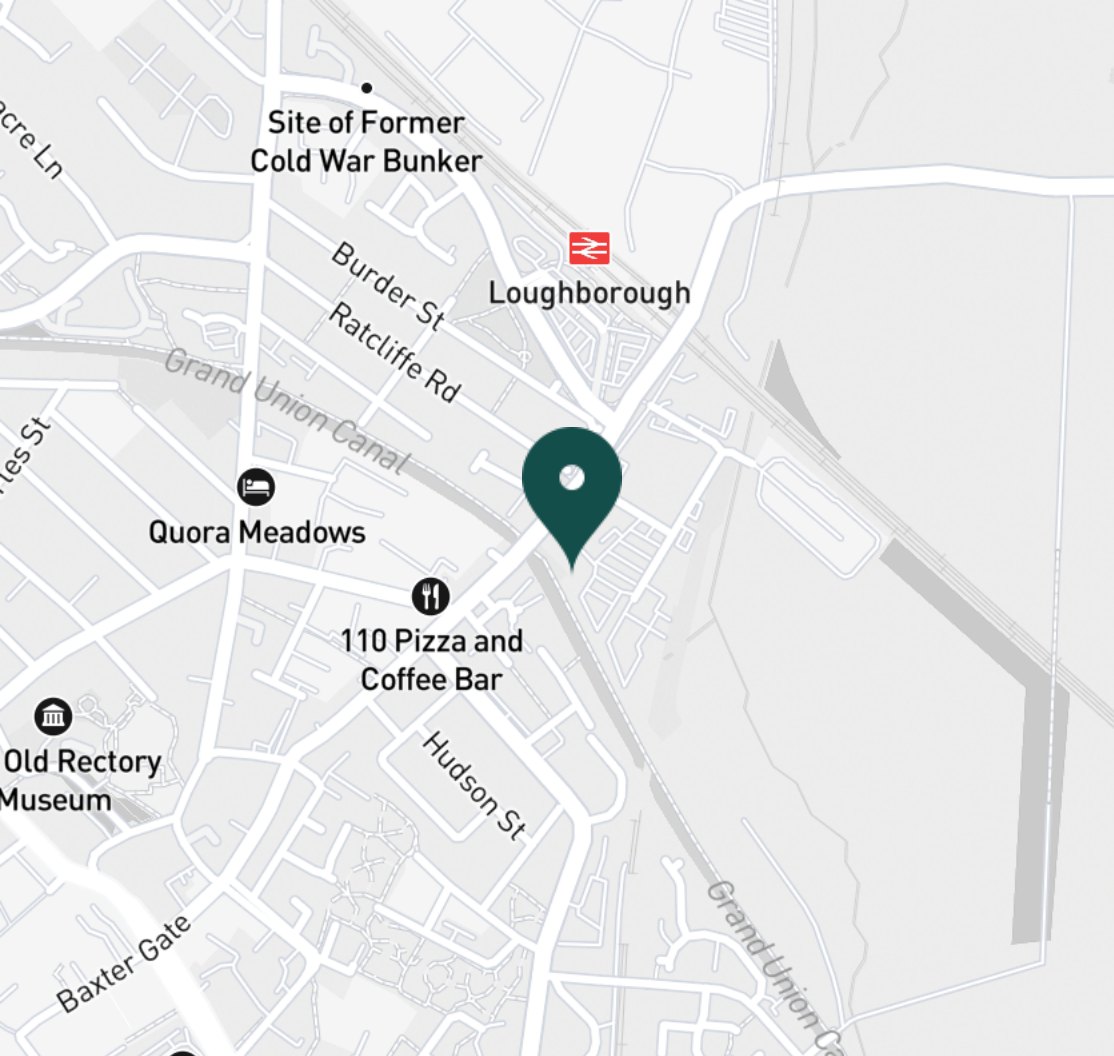
Lounge / Diner



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





Bedroom



Bedroom



Bedroom



Bathroom



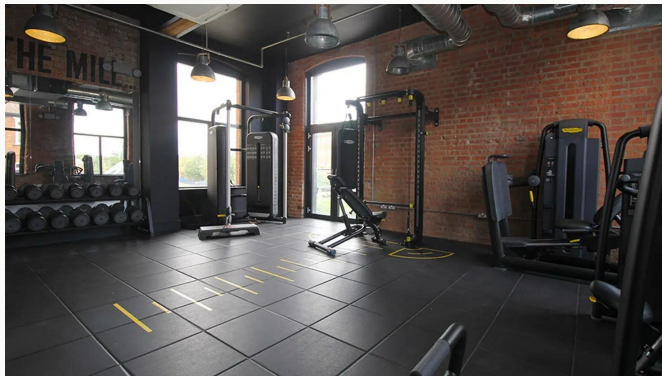
Hallway



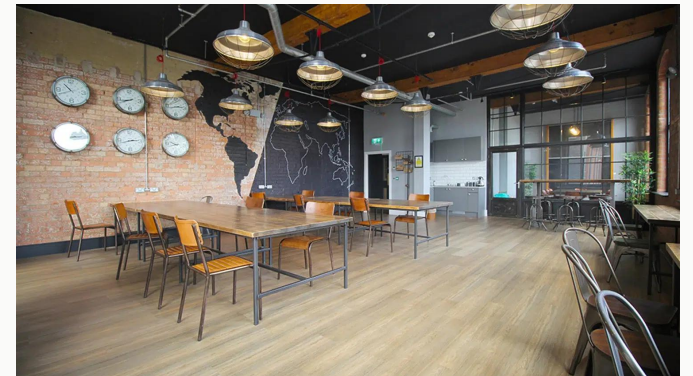
Gym



Gym



Gym



Office Area



Office Area



The Mill

**Available**  
From 03/02/2025

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Ask Agent

**Postcode**  
LE11 1FU

**Rent**  
£1,150 pcm

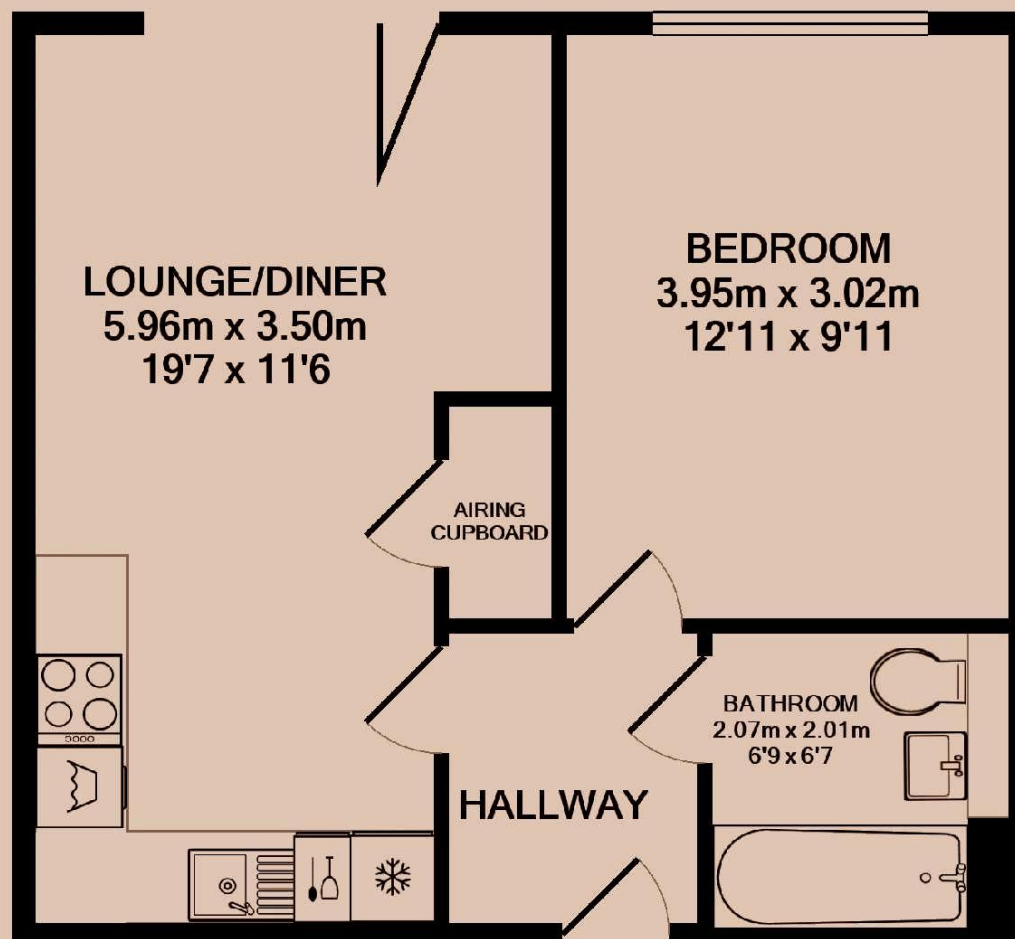
**Deposit**  
£1,320

**EPC**  
74 | C

**Council Tax Band**  
B

**ID**  
#8473

**Updated**  
07/01/2025





# *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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