



Smiths  
your property experts

# The Mill

Waterside Village, Loughborough

- No upward chain
- Modern apartment in this award-winning development
- Access to a waterfront terrace, gym, and co-working area
- High-specification interiors with underfloor heating
- Open-plan kitchen, dining, and living area
- Two double bedrooms and two bathrooms
- One allocated parking space and a concierge service
- Walking distance of the town centre and train station

## General Description

Smiths Property Experts are pleased to offer to the market, with no upward chain, this modern two double-bedroom, two-bathroom ground-floor apartment at the award-winning Waterside Village in Loughborough. With designated private parking, exceptional communal facilities and a lift, 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 in the heart of Waterside Village. This gated development includes a prestigious collection of luxury apartments with amenities such as a gym, a communal co-working area with a meeting room, allocated parking, a waterfront terrace and gardens, and a daily concierge service.

The Mill consists of seventy six apartments, all 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 building's history and traditional fabric 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 al fresco dining space.

This exceptional development offers easy access to Loughborough town centre and is within walking distance of the train station

## The Apartment

The apartment is designed to a high specification and features underfloor heating, beautiful bespoke glazing, a modern kitchen and two bathrooms. The generous entrance hall includes two storage cupboards. There are two large double bedrooms, one en-suite, a further bathroom, and a spacious kitchen, dining, and living area. The kitchen is equipped with high-quality, fully integrated appliances. The property boasts designated car parking.







## Property Information

EPC Rating B. Council Tax Band: C.

Tenure: Leasehold.

Length of Lease: 250. Years Left: 246.

Ground rent: £99 yearly.

Service charge: £109 monthly.

Local Authority: Charnwood Borough Council.

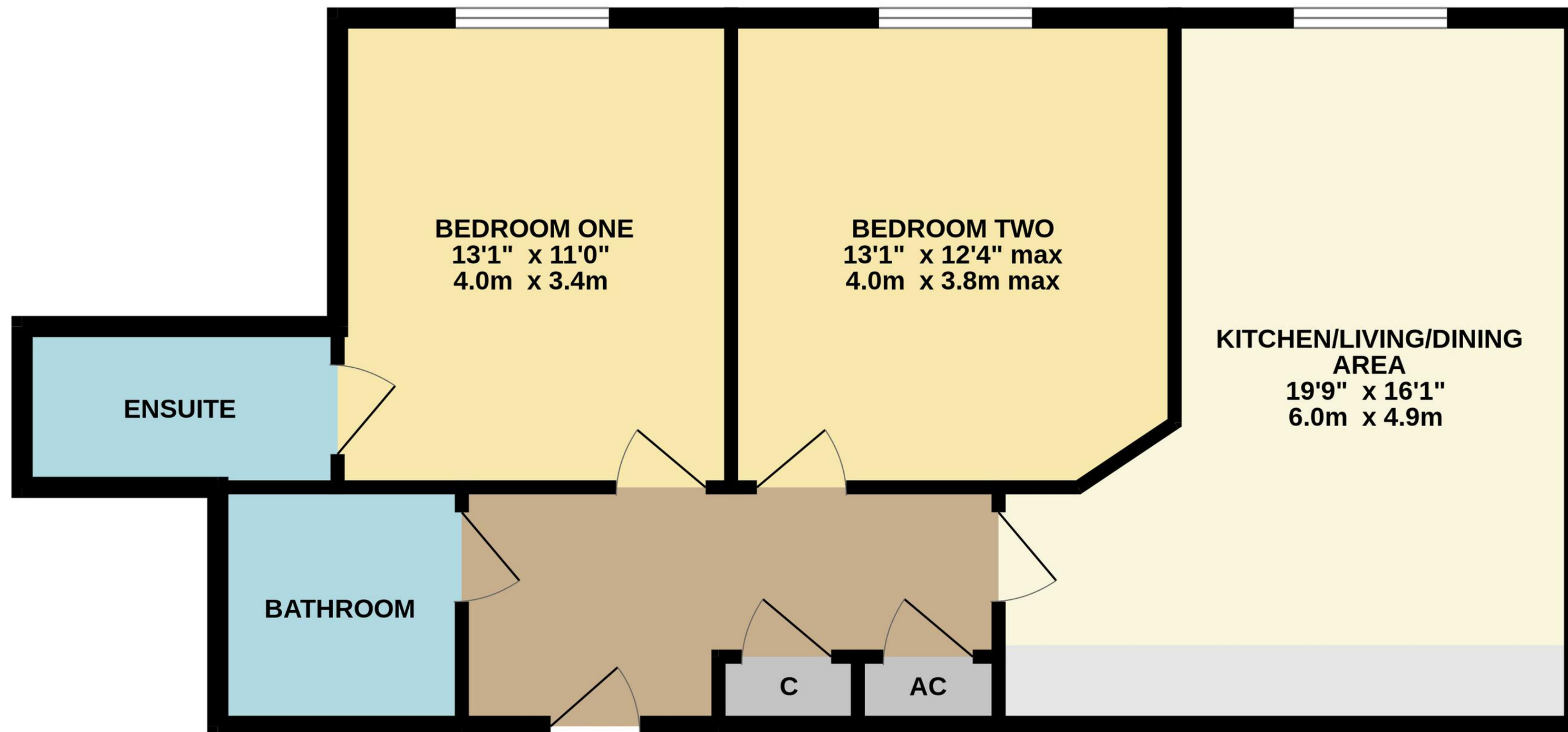
## Important Information

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 : 744 sq.ft. (69.2 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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