Holders

A Modern Estate Agent









Waterside Village Falcon Street, Loughborough, LE11 1FU

£240,000

A beautifully presented two double bedroom apartment within the exclusive Waterside Village development, offering high-specification interiors, underfloor heating, open-plan living with Juliet balcony and two allocated gated parking spaces. Residents also benefit from a concierge service, gym and co-working facilities, all within walking distance of Loughborough town centre and railway station.

Summary

Situated within the highly regarded Waterside Village development, this beautifully presented two double bedroom apartment at The Mill offers an exceptional combination of contemporary living, impressive specification and convenient town-centre living. Originally a working mill, the building has been sympathetically transformed to create a distinctive collection of stylish apartments, retaining attractive elements of its industrial heritage alongside modern comforts.

The apartment itself is finished to a high standard, with underfloor heating, quality LVT flooring and striking bespoke glazing. A welcoming entrance hall provides useful storage and leads through to the impressive open-plan kitchen, dining and living space, creating a sociable setting for both everyday living and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, whilst the living area benefits from a Juliet balcony which enhances the sense of space and provides an attractive outlook.

There are two well-proportioned double bedrooms, both enjoying views towards the communal green space, together with a stylish modern bathroom fitted with a bath and rainfall shower over, wash hand basin with vanity storage and WC.

Residents of Waterside Village benefit from an impressive range of communal facilities, including a daily concierge service, residents' gym and dedicated co-working space with meeting facilities. There is also a beautifully maintained communal waterfront terrace and gardens, providing an appealing place to relax and enjoy the waterside setting.

The apartment further benefits from two allocated parking spaces within the secure gated grounds, with lift access serving the building. The location is particularly convenient, being within easy walking distance of Loughborough town centre and the railway station, whilst the development itself provides a peaceful and exclusive setting away from the bustle of the town.

An outstanding opportunity to acquire a sophisticated apartment within one of Loughborough's most distinctive residential developments, combining character, contemporary design, excellent resident facilities and secure parking in a highly convenient location.

Tenure: Leashold

Term of Lease: 250 Years
Years Remaining: 244
Service Charge: £1592.09 p/a
Ground Rent: £99 p/a
Buildings Insurance: £315.91
Management Company: Waterside Village Ltd

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

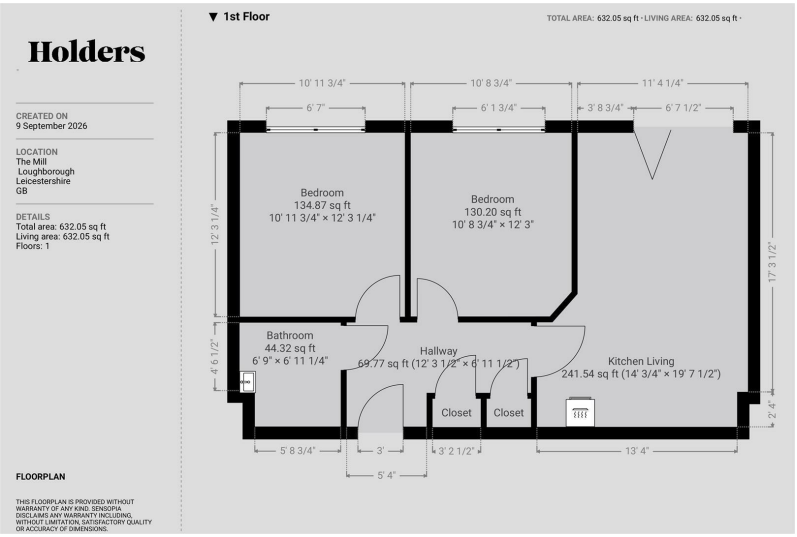
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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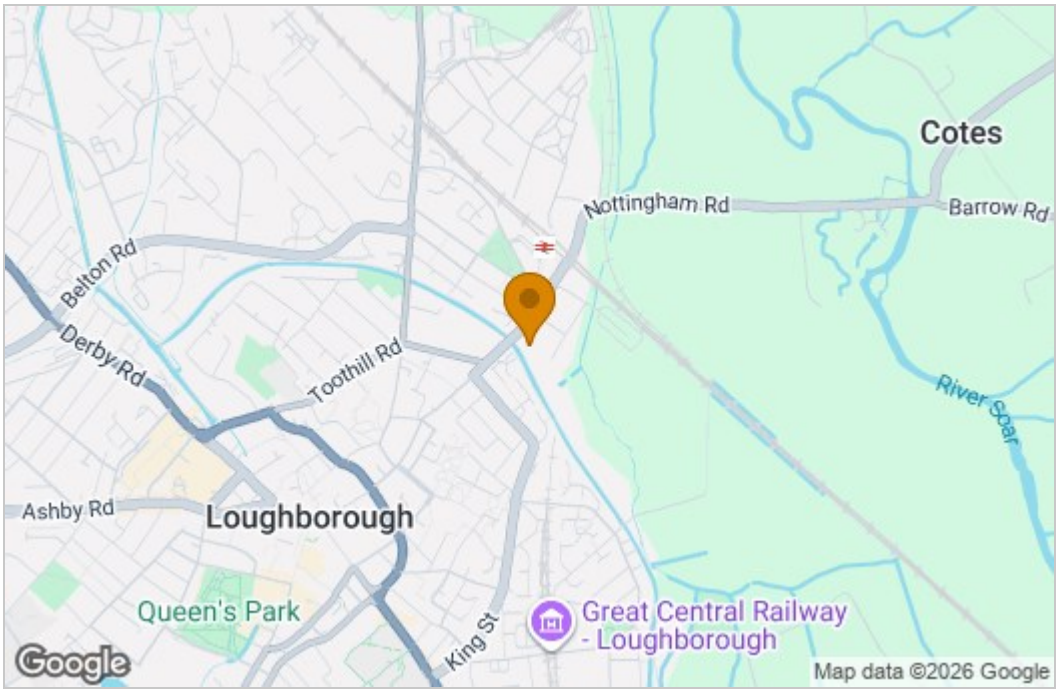
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

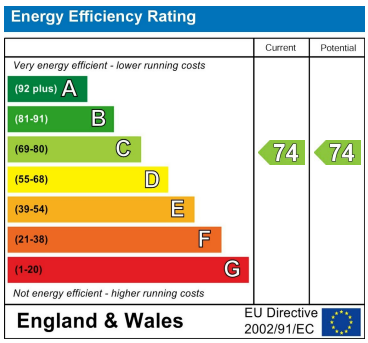
Floor Plan



Area Map



Energy Efficiency Graph



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