



# 34 The Mill

Falcon Street | Loughborough | LE11 1FU

Asking price £239,950



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS



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A luxury two bedroom apartment within The Mill, offering an ideal opportunity for singles/couples looking for a well appointed property, superbly located with a range of on site amenities. Set in the heart of the sought after Waterside Village, The Mill is set within this exclusive gated development and features a distinguished collection of luxury apartments, complemented by a range of amenities, including a fully equipped gym, a stylish communal co-working space with meeting room, allocated parking, landscaped waterfront gardens and terrace, and a daily concierge service. The property has a large hallway, two double bedrooms, luxury bathroom and an open plan living/dining kitchen with high level ceilings and feature exposed brick and ironwork.

Luxury Second Floor Apartment

Concierge Service

On-Site Gymnasium

Two Double Bedrooms

Open Plan Living/Dining Kitchen

Set Within an Historic Mill Conversion

On-Site Co Working Space

Two Allocated Parking Spaces

Luxury Bathroom

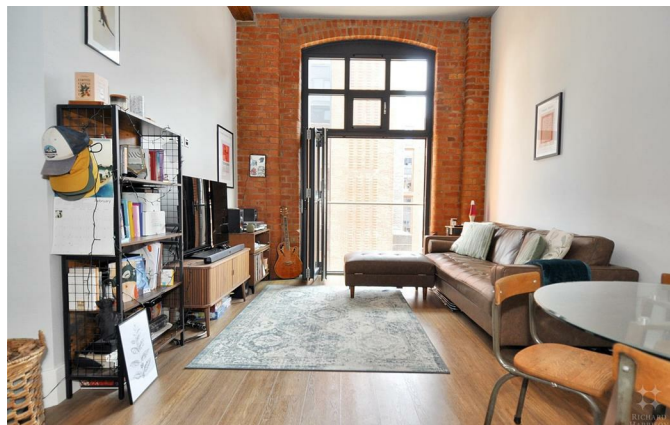
No Upward Chain

## Communal Entrance

A grand entrance to The Mill, this beautiful communal lounge and hall has the 24hr Concierge Desk and secure electric entry. There is a lift to all floors and separate stairwell.

## Entrance Hall

Upon entering the apartment, there is high quality floor covering throughout, spotlights and stylish decor, fixtures and fittings including doors and door furniture.





*"Set within  
the Waterside  
Village"*



### **Living/Dining Kitchen**

A magnificent open plan space with amazing high level ceilings, feature exposed brick and Ironwork, full length window incorporating a Bi-folding door onto Juliet balcony. The working area of the kitchen has a range of contemporary coloured, stylish units with integrated electric double oven, electric hob, dishwasher and washing machine.

### **Bedroom 1**

A large double bedroom with window to the front.

### **Bedroom 2**

A large double bedroom with window to the front.

### **Bathroom**

Fitted with a luxury three piece suite comprising low level flush w/c, wash hand basin and bath with mixer shower above.

### **Communal Facilities**

The property has an electronically gated car park, where the apartment has two allocated off road parking spaces. There is a delightful Canalside garden, private to the residents of the Waterside Village. Within the building there is a 24hr concierge desk, along with a cool and trendy co-working space, with kitchen area and private meeting room. A standout feature of The Mill is the residents only Gymnasium, with its state of the art equipment and waterside views.

### **The Mill**

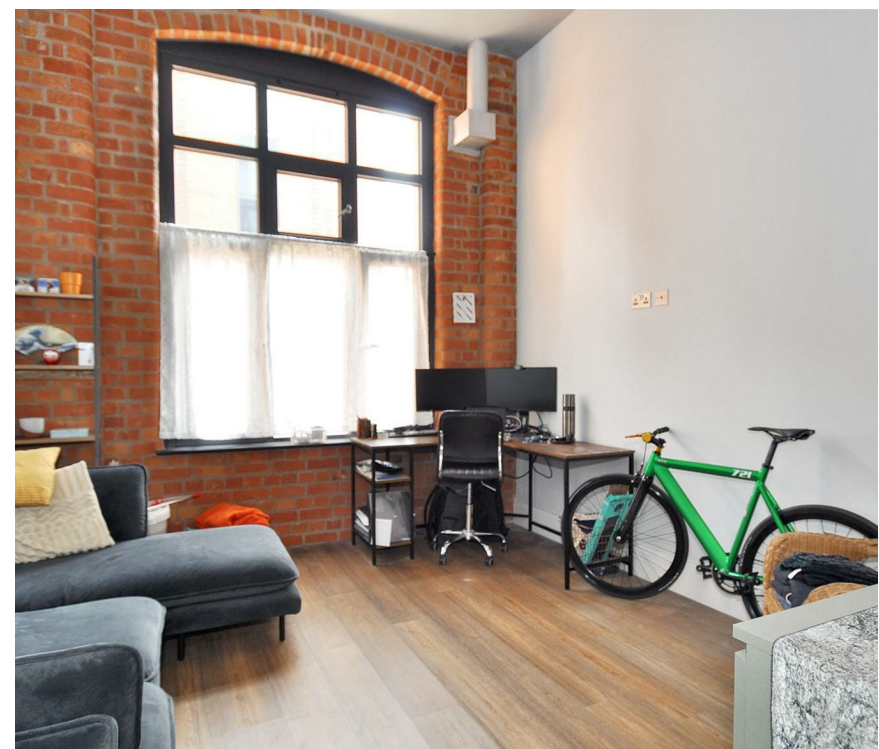
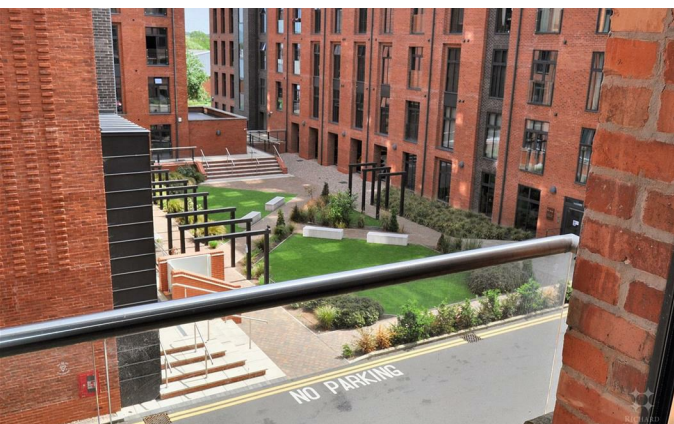
The Mill comprises 76 individually designed apartments, each offered with an initial 250-year lease when new and protected by the remainder of a 10-year LABC warranty. Thoughtfully restored, the development retains the character of its industrial heritage with striking features such as exposed brickwork, expansive windows, and soaring ceilings. Modern design elements have been seamlessly integrated to enhance both comfort and style.

Residents can enjoy a beautifully maintained communal terrace overlooking the Canal—ideal for relaxing on sun loungers, socialising in the seating areas, or dining al fresco.

Perfectly located, the development offers convenient access to Loughborough town centre and is just a short walk from the Loughborough train station with its direct link to London St Pancras in under 1hr 40mins, making it an ideal home for commuters and lifestyle seekers alike.

### **Extra Information**







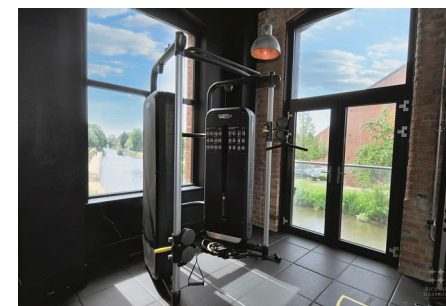
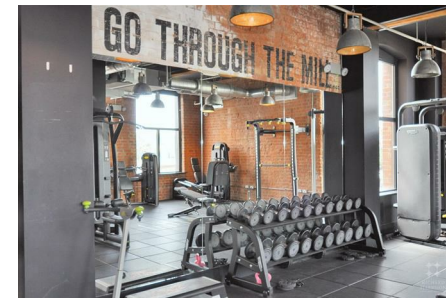
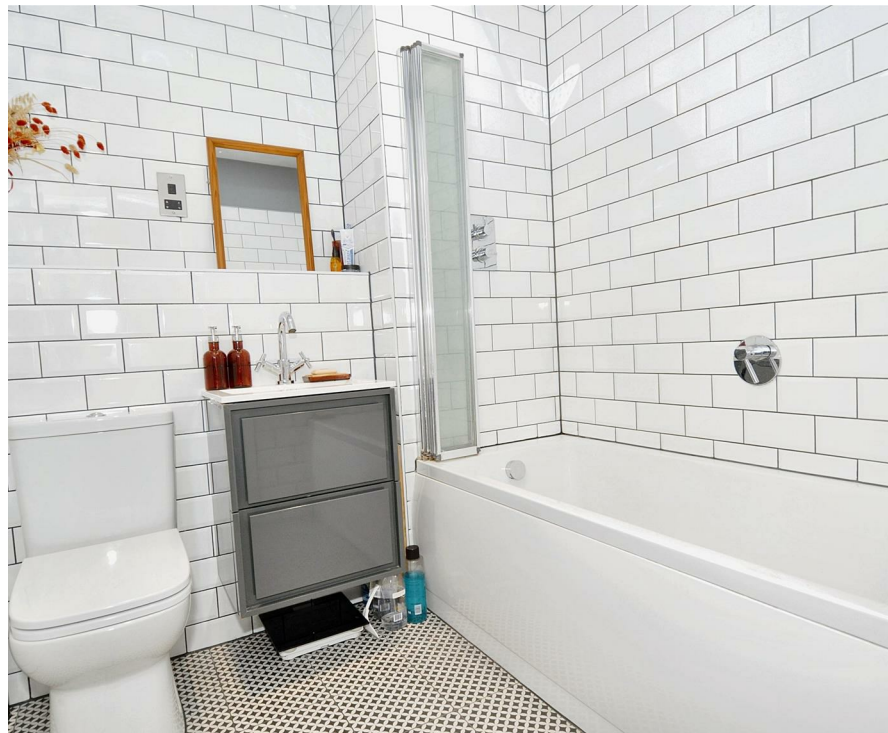
To check the Internet and Mobile coverage you can use the following link:  
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

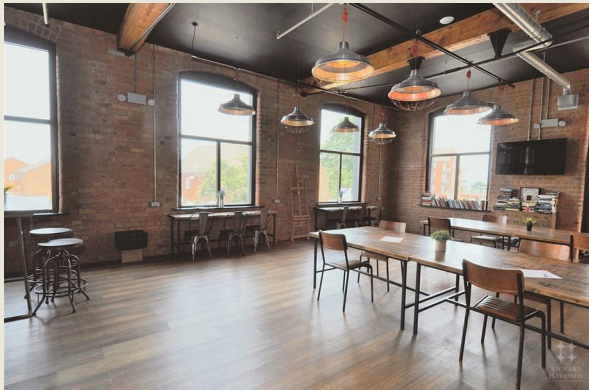
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

The property has approx 245 years left of a 250 year lease, there is an annual £99 ground rent charge. There is an annual service/maintenance charge of £1,418.88. All details should be checked and verified by your conveyancing solicitor before agreeing to complete a purchase.

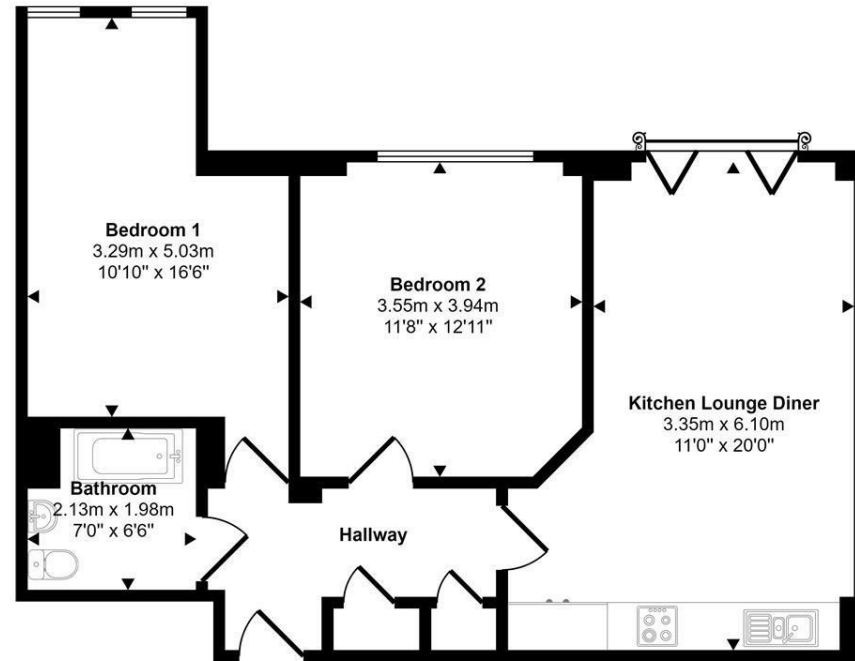


*"Offering  
luxury town  
centre living"*





Approx Gross Internal Area  
65 sq m / 702 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk