



Smiths  
your property experts



# The Gate

## Loughborough

- No upward chain
- Contemporary two double bedroom luxury apartment
- Located in the state-of-the-art Waterside Village development
- Heated indoor swimming pool, gym, and co-working area
- Open-plan living space with exposed brickwork and high ceilings
- Contemporary kitchen with integrated Bosch appliances
- Two allocated parking spaces and a concierge service
- Walking distance of the town centre and train station



## General Description

Smiths Property Experts are delighted to offer a contemporary two-bedroom apartment in The Gate, one of three buildings that form part of the outstanding Waterside Village development, situated on the edge of Loughborough. The development has recently been completed, and all units were sold successfully off-plan.

This impressive, gated complex is conveniently located within easy walking distance of Loughborough station, beautiful countryside, and the town centre, with all its amenities. The Gate residents enjoy exclusive access to a heated indoor swimming pool, gym, co-working and communal areas. In addition, there are landscaped communal gardens outside.











## The Gate

The Gate presents an exciting opportunity to reside in the heart of the Waterside Village development. This upscale apartment building boasts modern facilities, including a gym, a communal co-working area with a meeting room, an indoor heated swimming pool, and a daily concierge service. The development is gated, and the apartment offers designated parking for two vehicles.

The property boasts the remainder of a 10-year LABC warranty, and the development has been designed in a sympathetic manner, with exposed brickwork, large windows, and tall ceilings that pay homage to the area's industrial past. The history and traditional fabric of the site have been preserved in the neighbouring 'Mill' building whilst incorporating modern and stylish interventions.

## The Apartment

The apartment is located on the top floor, which is accessed via a serviced lift, as well as a secondary stairwell. The apartment is designed to a high specification with a modern kitchen and two-bathroom suites, bright and spacious living areas, and underfloor heating. The generous entrance hall includes two storage cupboards. There are two double bedrooms, one with an en-suite shower room, a separate bathroom, and a spacious kitchen, living and dining area with views across the communal gardens. The kitchen is equipped with high-quality, fully integrated Bosch appliances. The property boasts two designated car parking spaces, a rarity in the development where most apartments only have one.











## Property Information

EPC Rating B.

Tenure: Leasehold. Years Left: 248.

Ground Rent: circa £99 per annum.

Maintenance Charge: circa £1,400 per annum.

Local Authority: Charnwood Borough Council.

## Important Information

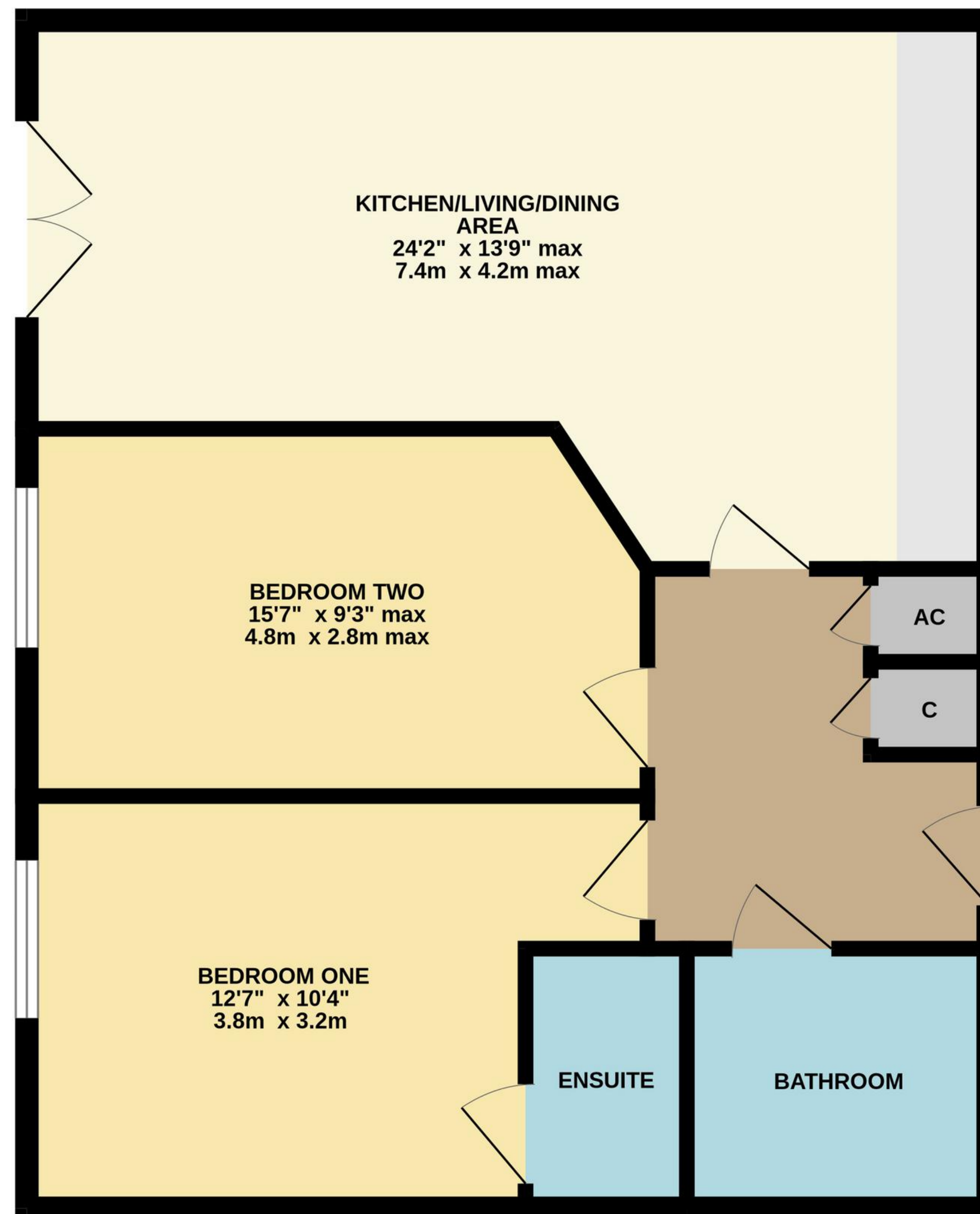
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars 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 : 721 sq.ft. (66.9 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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