



Smiths
your property experts

The Gate

Loughborough

- No upward chain
- Contemporary one 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
- 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 one-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.





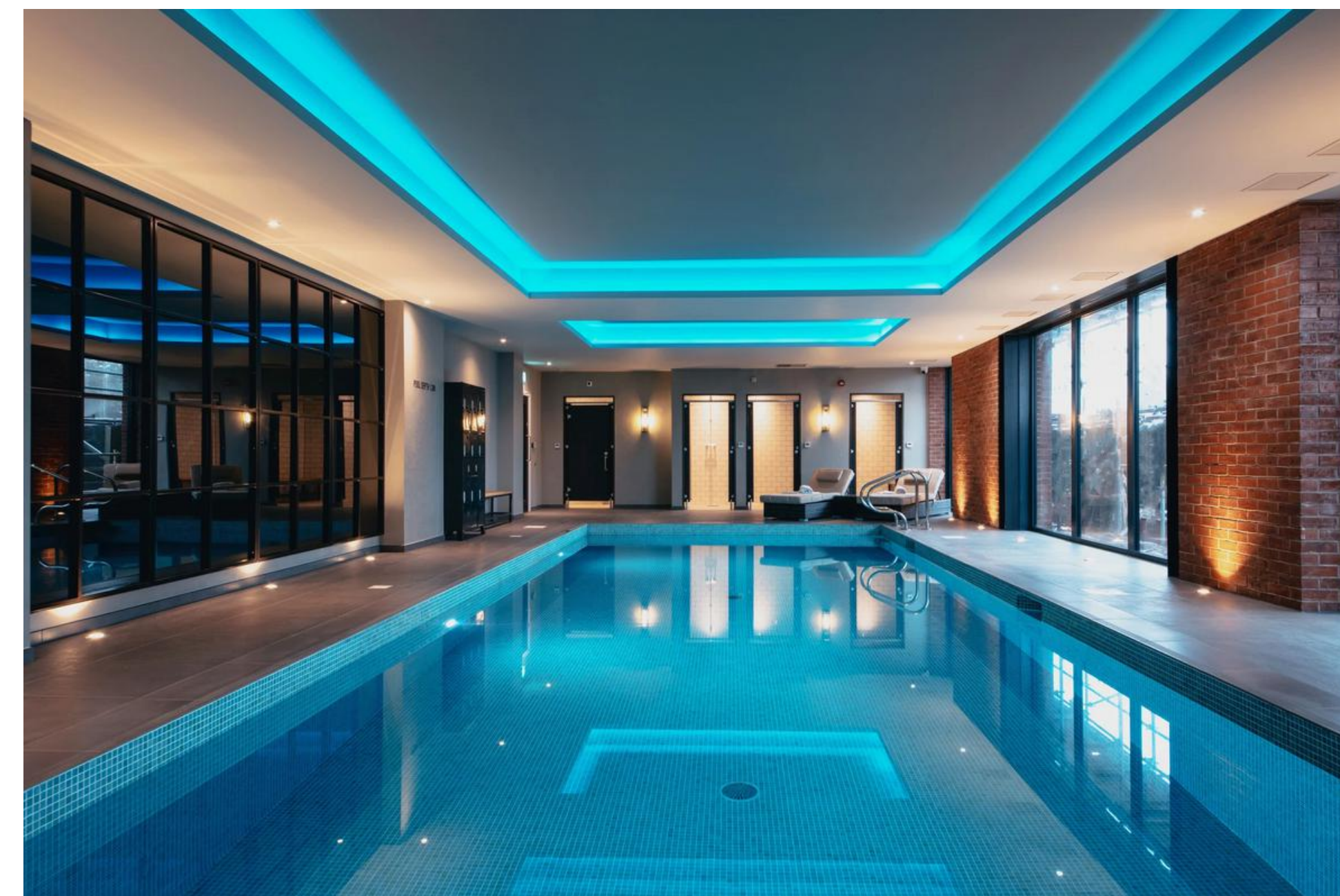
The Gate

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. The development has been designed sympathetically, 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 while incorporating modern and stylish interventions.

The Apartment

The apartment is located on the first floor, which is accessed via a serviced lift, as well as a secondary stairwell. The apartment is designed to a high specification with a bright and spacious kitchen and living area, generous double bedroom, and a beautiful four-piece bathroom with a bath and a large walk-in shower. The generous entrance hall includes two storage cupboards and there is underfloor heating throughout. The modern kitchen is fitted and fully integrated with high-specification Bosch appliances. The property boasts designated car parking in the private and secure gated car park.





Property Information

EPC Rating B.

Tenure: Leasehold. Years Left: 248.

Ground Rent: circa £99 per annum.

Maintenance Charge: circa £132 per month.

Council Tax Band: B.

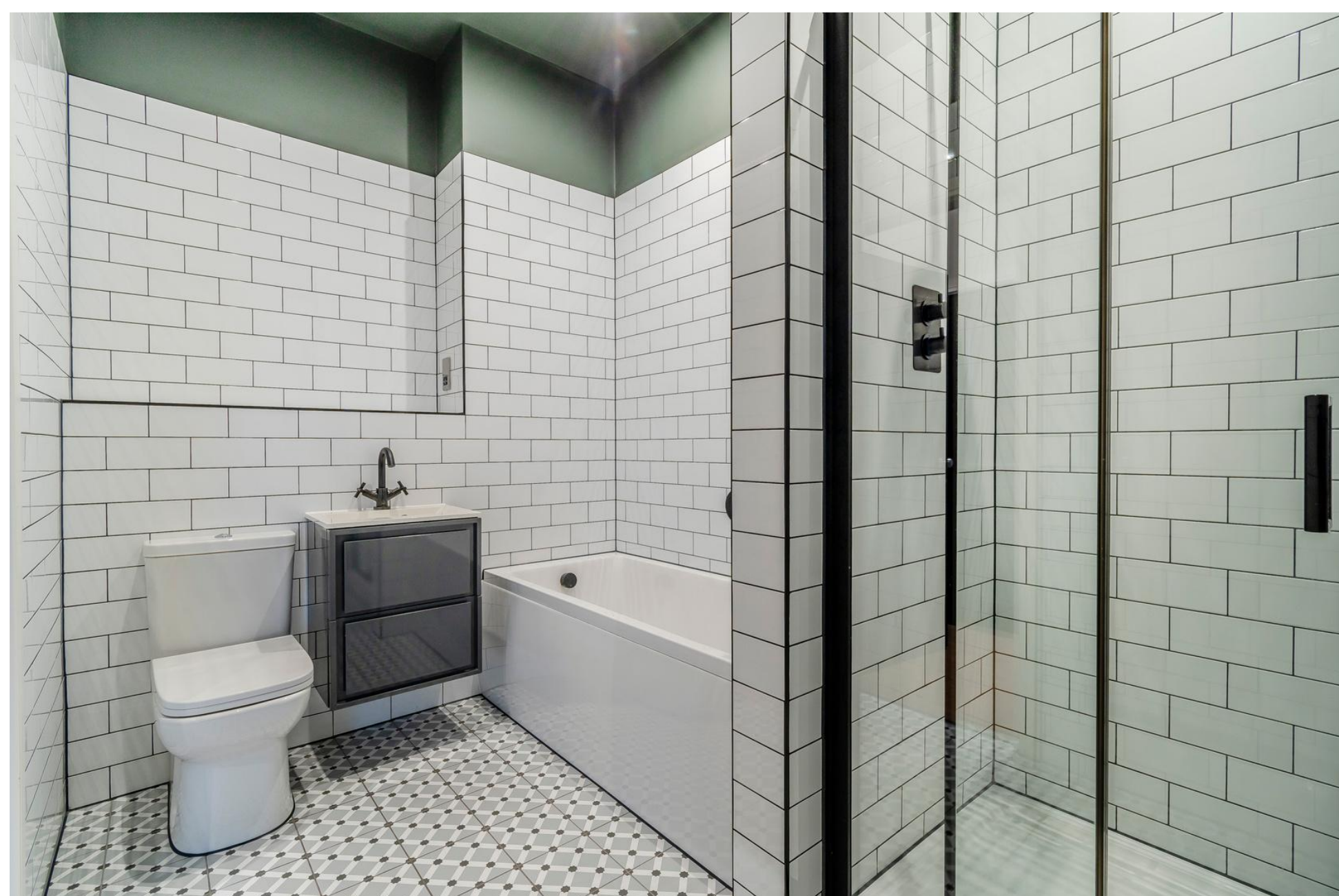
Local Authority: Charnwood Borough Council.

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 : 482 sq.ft. (44.8 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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