



The Wharf
Loughborough

2 Bed 1st Floor Apartment • LE11 1GN • £1,300 pcm • £1,500 Deposit



The Wharf, Loughborough

Introducing THE WHARF, now available to let. Set in the highest specification development that Loughborough has to offer. This premium, two double-bedroom first-floor apartment is ready for occupation. In the developer's own words, "Residents can enjoy waterside living at its best, with free access to The Wharf's gymnasium, fitness studio, communal office space, rooftop terrace and concierge service. Each apartment comes with allocated parking space(s) and The Wharf offers easy access to Loughborough's town centre and train station. The Waterside Village offers the perfect live, work and play living experience". All photos, video tours & floor plans are of a showhome within the same block.

Lounge / Diner

Contemporary living area that is open plan to the kitchen and runs the full depth of the apartment. Featured Juliet Balcony overlooking the countryside.

Kitchen

A Pullman kitchen in charcoal with matching worktop and brick-bond tiling. Hidden away behind the smart cabinets, there are all the integrated appliances, including a fridge-freezer, dual ovens, washer-dryer, easy-clean hob and a dishwasher - open plan to the living area.

Master Bedroom

Elegant and spacious double bedroom with benefits of an ensuite shower room featuring floor-to-ceiling window. Wood effect flooring and exposed brick completes the look.

Bedroom Two

Generously proportioned second double bedroom, with dimensions almost identical to the Master bedroom.

Bathroom

This beautiful three-piece bathroom comes complete with a "rain shower" head over the bath, heated towel rail and shaving point. Classic, brick-bond tiling completes the look.

Ensuite

A three-piece en-suite shower room with a matching finish to the bathroom, heated towel rail and shaving point. Classic, brick-bond tiling completes the look.

Parking

Allocated parking within The Waterside Village gated car park.

Rooftop Terrace

For The Wharf residents to enjoy a stunning rooftop terrace overlooking Loughborough and the countryside.

Communal Garden

A smart and regularly maintained garden is available for the Waterside Village resident's leisure.

For more information about this property, visit our website huntleys.net.

Energy Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Lounge / Diner



Kitchen



Kitchen



Kitchen



SUPERMARKETS

Marks & Spencer	0.8 mi
Tesco Superstore Loughborough	0.9 mi
Aldi Loughborough	1.1 mi
Lidl Loughborough	1.2 mi
Sainsburys Loughborough	1.3 mi

GYMS

CrossFit Loughborough	0.5 mi
PureGym Loughborough	0.8 mi
Anytime Fitness Loughborough	0.9 mi
Dynamite Gym Ltd	0.9 mi
NPC Performance Centre	1.1 mi

TRAIN STATIONS

Loughborough	0.4 mi
Barrow upon Soar	3.9 mi
Sileby	6.1 mi
Syston	10.1 mi
East Midlands Parkway	10.6 mi

NURSERY SCHOOLS

Cobden Childrens Centre	0.7 mi
Babblebrooke Day Nursery	0.8 mi
Lime Tree Nursery	0.9 mi
Small World Nursery	1.1 mi
Emmanuel PS	1.3 mi

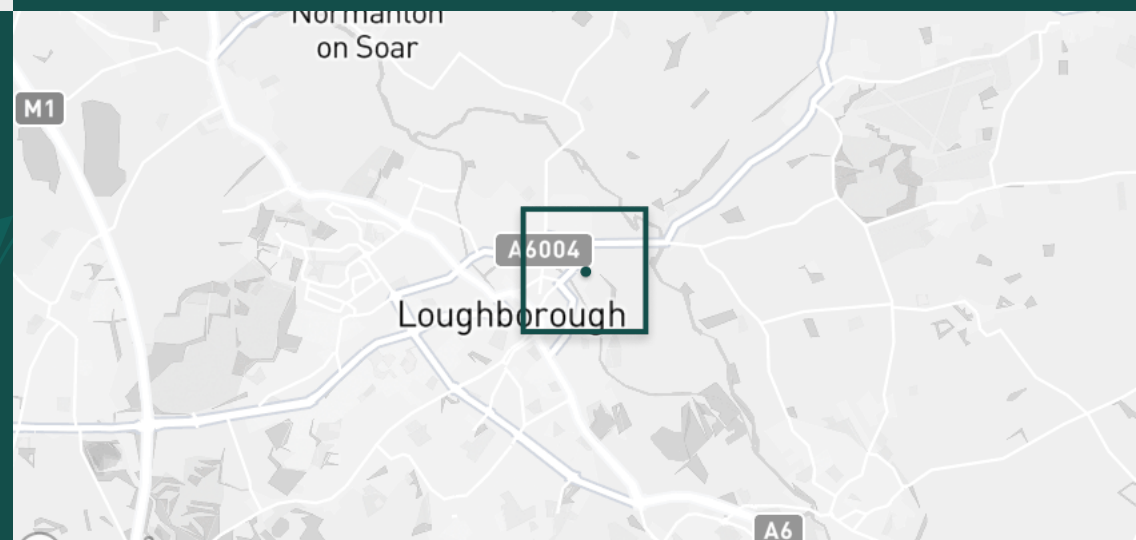
PRIMARY SCHOOLS

Rendell Primary School	0.6 mi
Cobden PS	1.0 mi
Fairfield Preparatory Sch	1.0 mi
St Marys Catholic PS	1.4 mi
Loughborough Grammar Sch	1.4 mi

HIGH SCHOOLS

Limehurst Academy	0.7 mi
Loughborough Grammar Sch	1.4 mi
Our Lady's Convent Sch	1.4 mi
Loughborough High Sch	1.4 mi
RNIB College Loughborough	1.6 mi

Discover
Loughborough



- ✓ High-spec Gymnasium
- ✓ Ensuite
- ✓ Rooftop Terrace
- ✓ Allocated Parking
- ✓ Two Double Bedrooms
- ✓ Loughborough





Lounge / Diner



Lounge / Diner



Lounge / Diner



Lounge / Diner



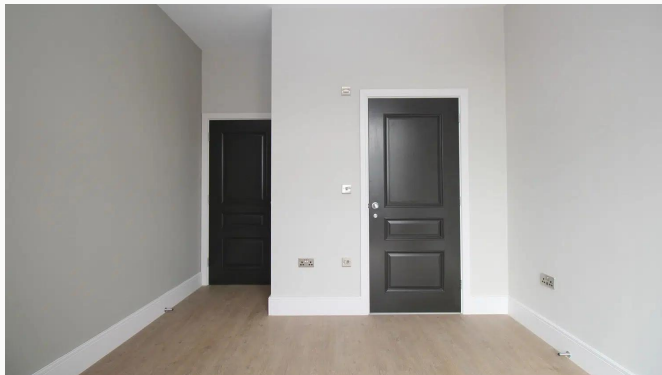
Lounge / Diner



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Ensuite



Ensuite



Bedroom Two



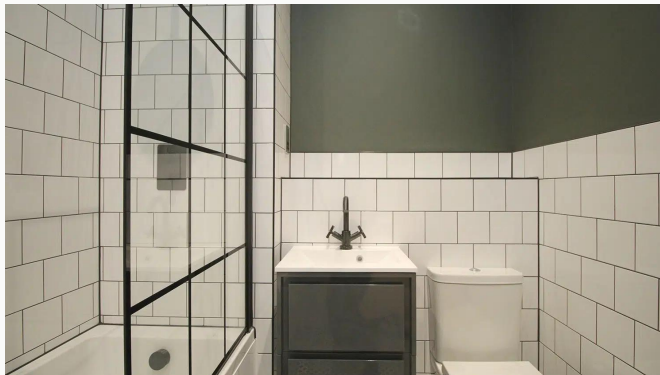
Bedroom Two



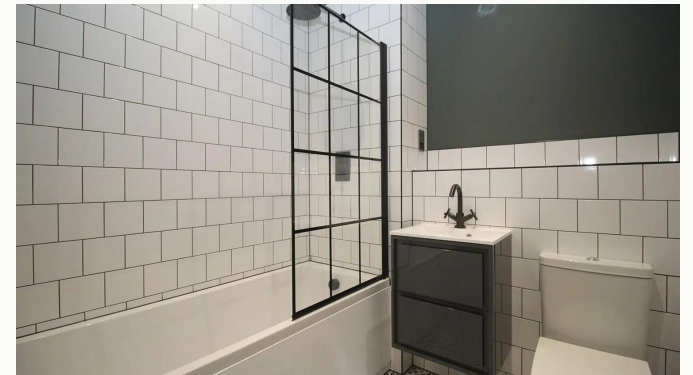
Bedroom Two



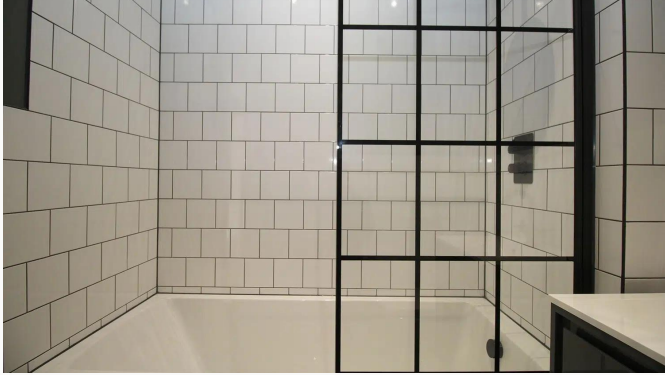
Bedroom Two



Bathroom



Bathroom



Bathroom



Hallway



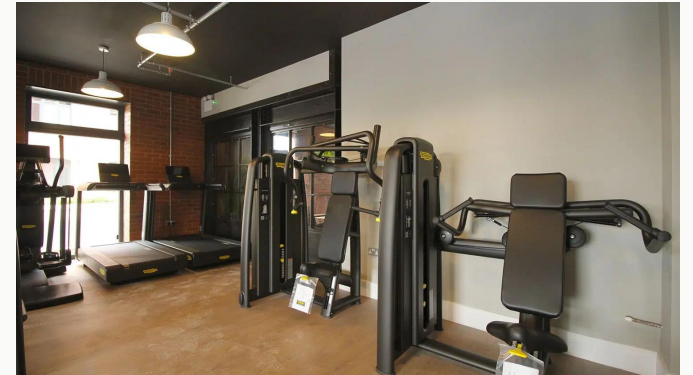
Gym



Gym



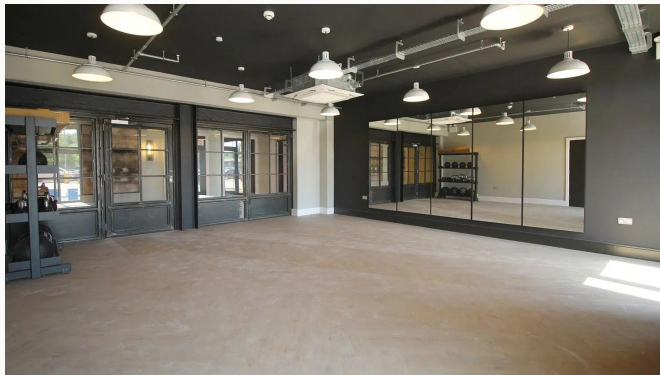
Gym



Gym



Fitness Studio



Fitness Studio



Reception



Reception



Reception



Rooftop Terrace



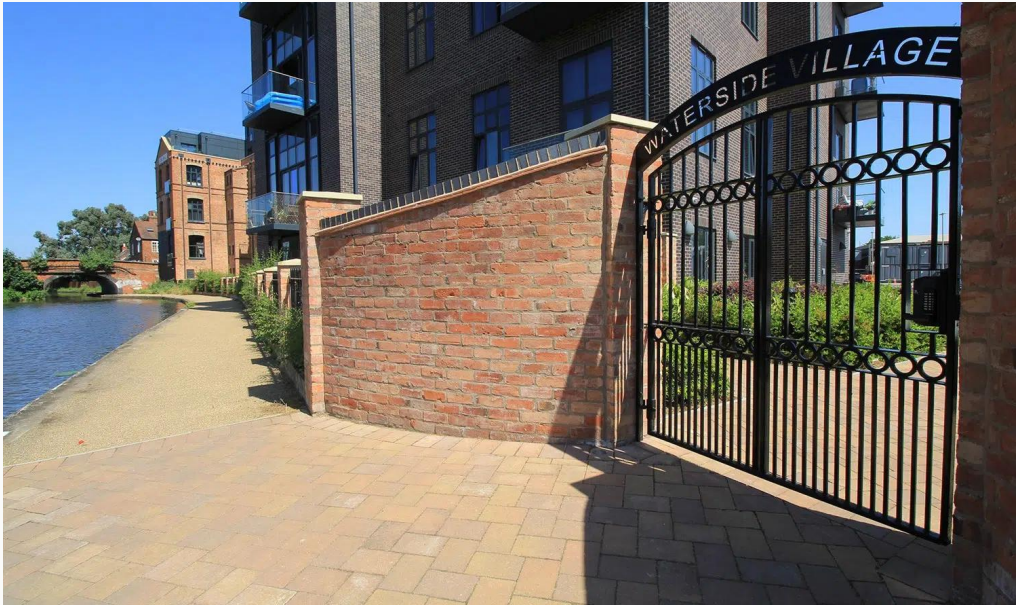
Rooftop Terrace



Rooftop Terrace



Canal Terrace



Canal Terrace



Rooftop Terrace

Available
From 02/08/2024

Comes
Unfurnished

Bedrooms
2

Receptions
1

Bathrooms
2

Parking
Allocated

Postcode
LE11 1GN

Rent
£1,300 pcm

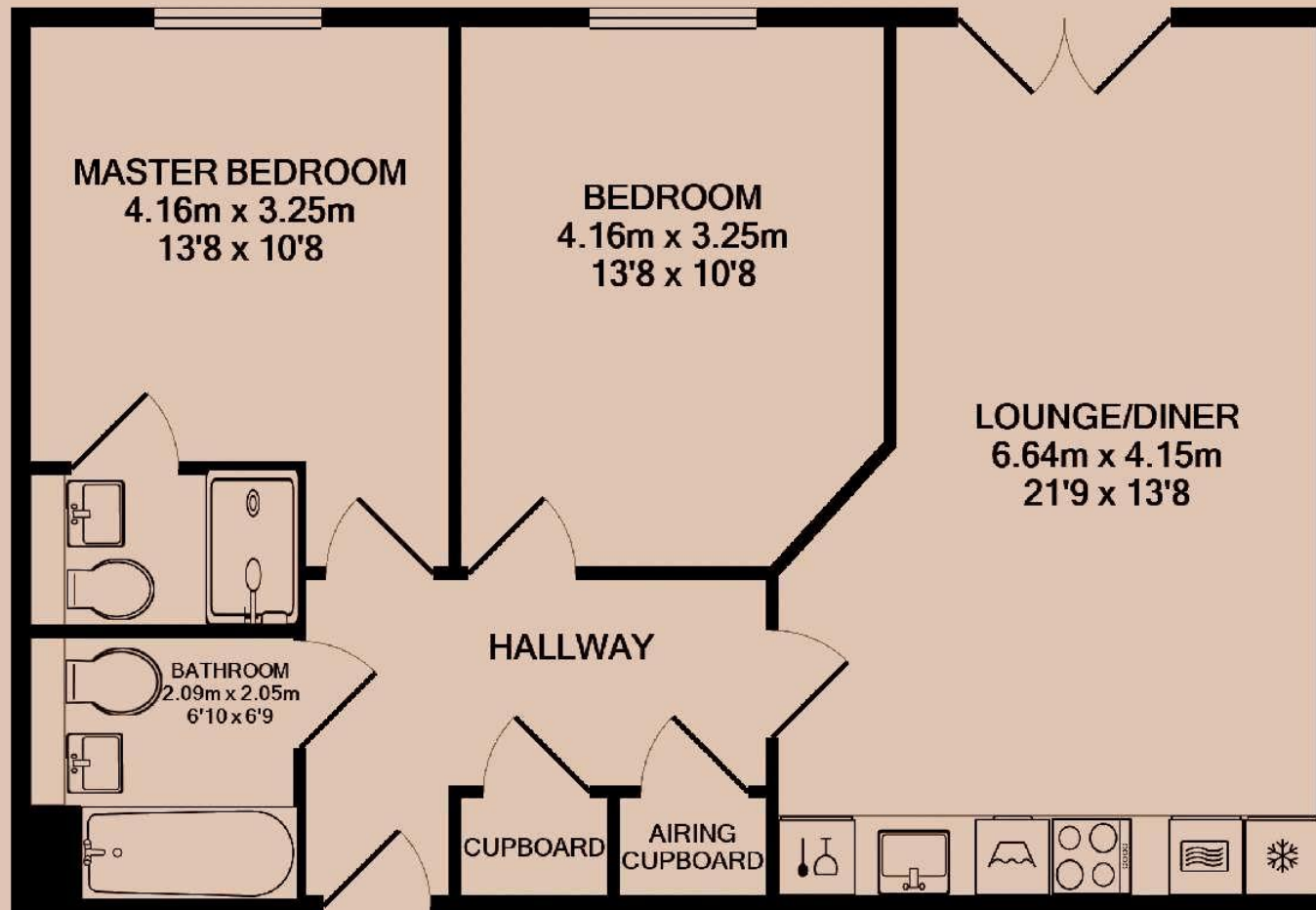
Deposit
£1,500

EPC
76 | C

Council Tax Band
Ask Agent

ID
#10610

Updated
10/07/2024



Have a property like this? Let's work together.

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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