



*The Gate*  
Loughborough

1 Bed 3rd Floor Apartment • LE11 1GJ • £1,100 pcm • £1,260 Deposit



## *The Gate, Loughborough*

Set in the highest specification development that Loughborough has to offer. This premium, third-floor apartment is ready for its first occupation. In the developers own words "The Gate offers a prestigious collection of luxury apartments with residents gym, residents swimming pool, communal 'hot desk' area and meeting room, parking, daily concierge service. This new 'Waterside Village' offers the perfect live, work and play living experience". All photos are of actual property. Virtual tour available now.

### Living Room

Contemporary living area that is open plan to the kitchen and runs the full depth of the apartment. Featured floor-to-ceiling window, USB equipped PowerPoints and underfloor heating.

### Kitchen

A contemporary 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, fan assisted oven, washer-dryer, easy-clean hob and a dishwasher. Open plan to the living area.

### Master Bedroom

Elegant and spacious bedroom with benefits of featured floor-to-ceiling window, USB equipped PowerPoints and underfloor heating.

### 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.

### Garden

A smart and regularly maintained garden is available for the Waterside Village residents leisure.

### Parking

One allocated bay to the front of the property with further visitor spaces available.

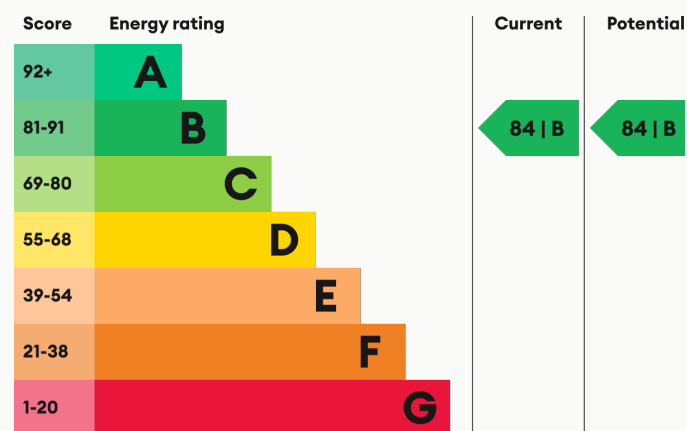
### Underfloor Heating

Underfloor heating throughout.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



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.



Kitchen



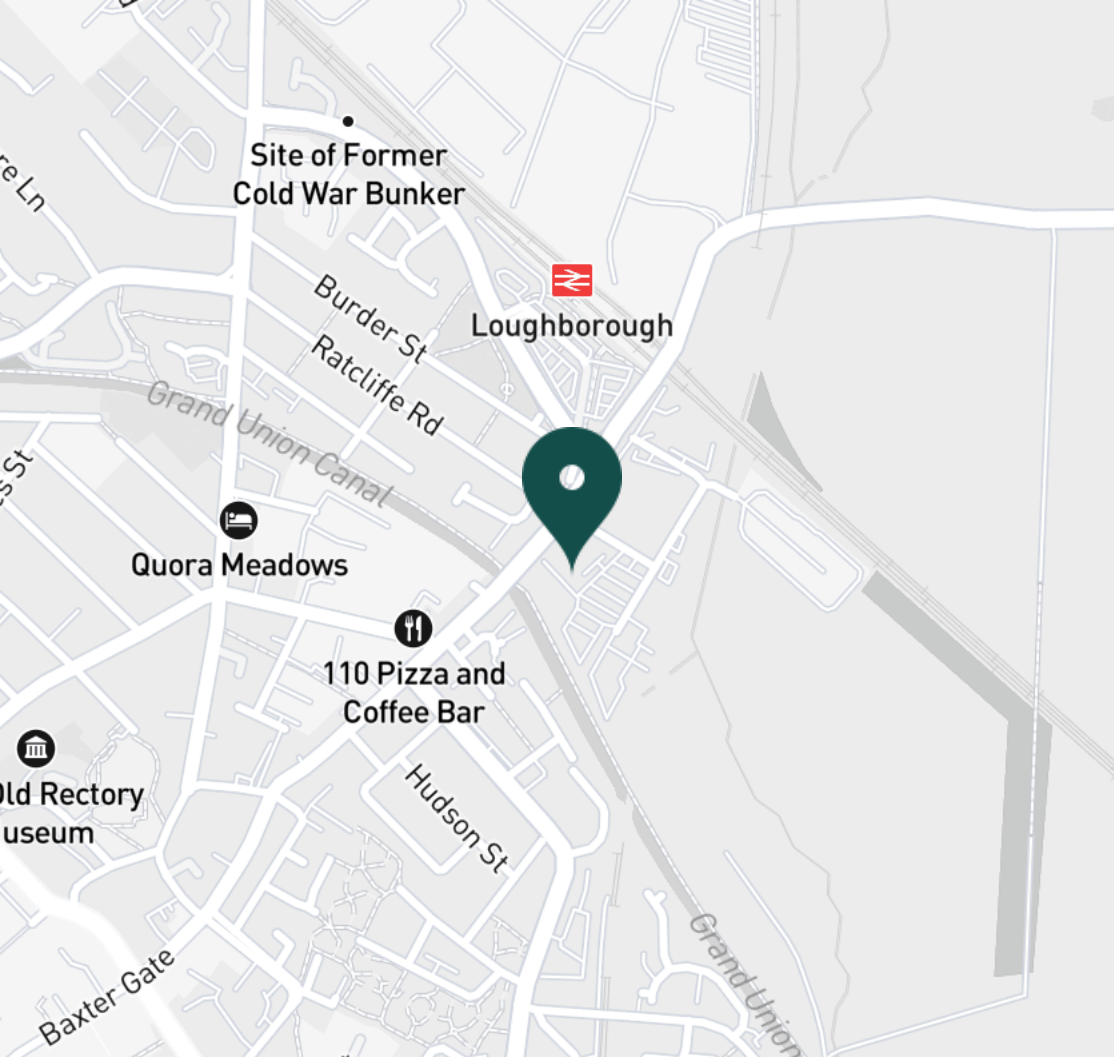
Kitchen



Kitchen



Kitchen



#### SUPERMARKETS

Marks & Spencer	0.7 mi
Tesco Superstore Loughborough	0.9 mi
Aldi Loughborough	1.0 mi
Lidl Loughborough	1.1 mi
Sainsburys Loughborough	1.2 mi

#### GYMS

CrossFit Loughborough	0.5 mi
PureGym Loughborough	0.7 mi
Anytime Fitness Loughborough	0.8 mi
Dynamite Gym Ltd	0.8 mi
NPC Performance Centre	1.0 mi

#### TRAIN STATIONS

Loughborough	0.4 mi
Barrow upon Soar	4.2 mi
Sileby	6.0 mi
East Midlands Parkway	10.5 mi
Syston	11.0 mi

#### NURSERY SCHOOLS

Cobden Childrens Centre	0.6 mi
Babblebrooke Day Nursery	0.7 mi
Lime Tree Nursery	0.9 mi
Small World Nursery	1.1 mi
Emmanuel PS	1.2 mi

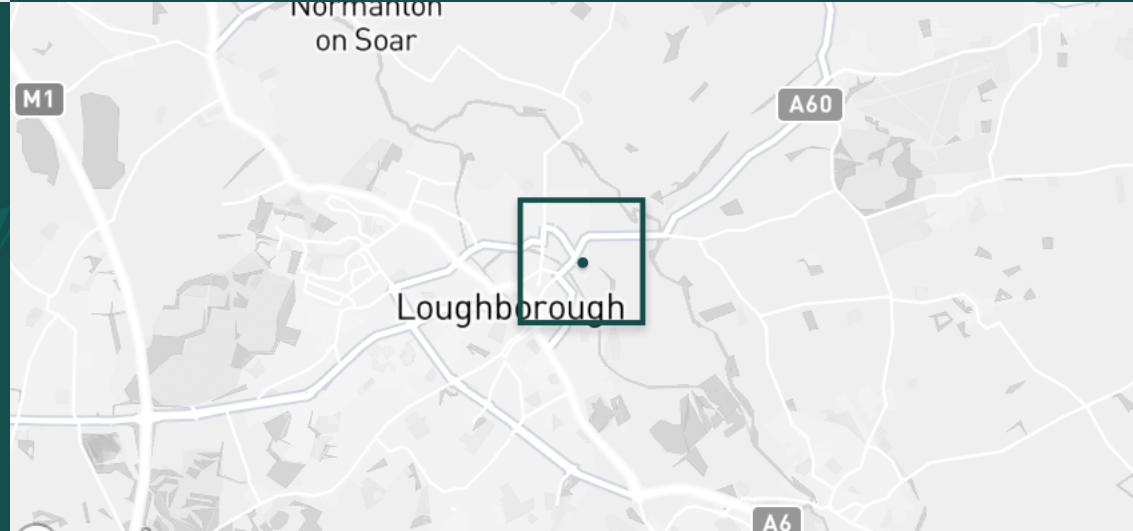
#### PRIMARY SCHOOLS

Rendell Primary School	0.5 mi
Cobden PS	1.0 mi
Fairfield Preparatory Sch	1.0 mi
St Marys Catholic PS	1.3 mi
Loughborough Grammar Sch	1.4 mi

#### HIGH SCHOOLS

Limehurst Academy	0.6 mi
Loughborough Grammar Sch	1.4 mi
Our Lady's Convent Sch	1.4 mi
Loughborough High Sch	1.4 mi
RNIB College Loughborough	1.5 mi

Discover  
Loughborough



- ✓ Communal Swimming Pool
- ✓ Concierge
- ✓ Communal Gym
- ✓ Underfloor Heating
- ✓ Communal Offices
- ✓ Third Floor





Living Area



Living Area



Bedroom



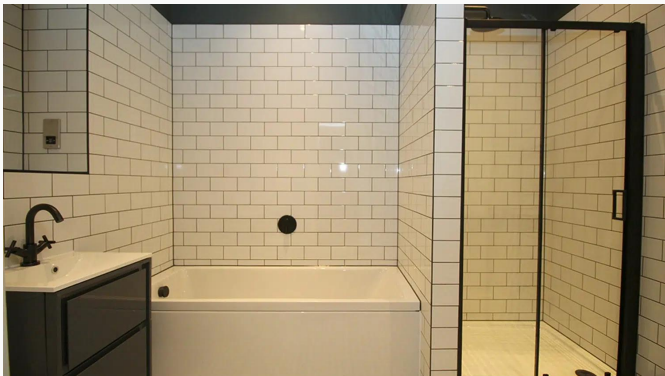
Bedroom



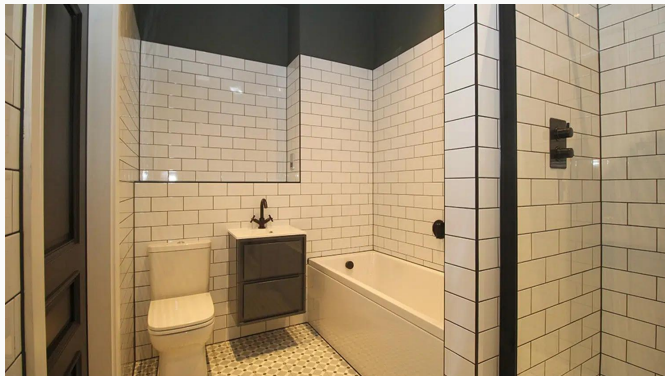
Bedroom



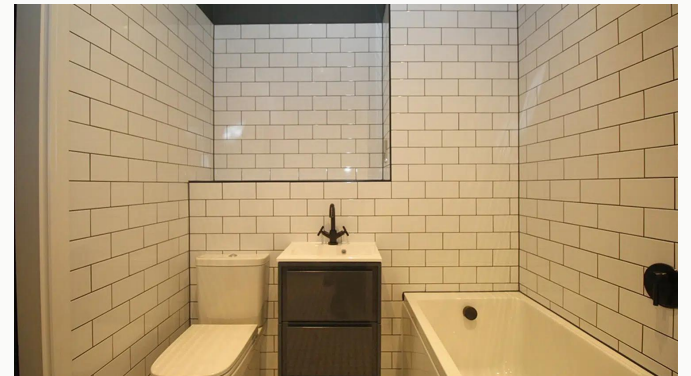
Bedroom



Bathroom



Bathroom



Bathroom



Bathroom



Communal Office Area



Communal Office Area



Communal Swimming Pool



Communal Swimming Pool



Communal Gym



Communal Gym



The Gate



**Available**  
From 15/08/2024

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Allocated

**Postcode**  
LE11 1GJ

**Rent**  
£1,100 pcm

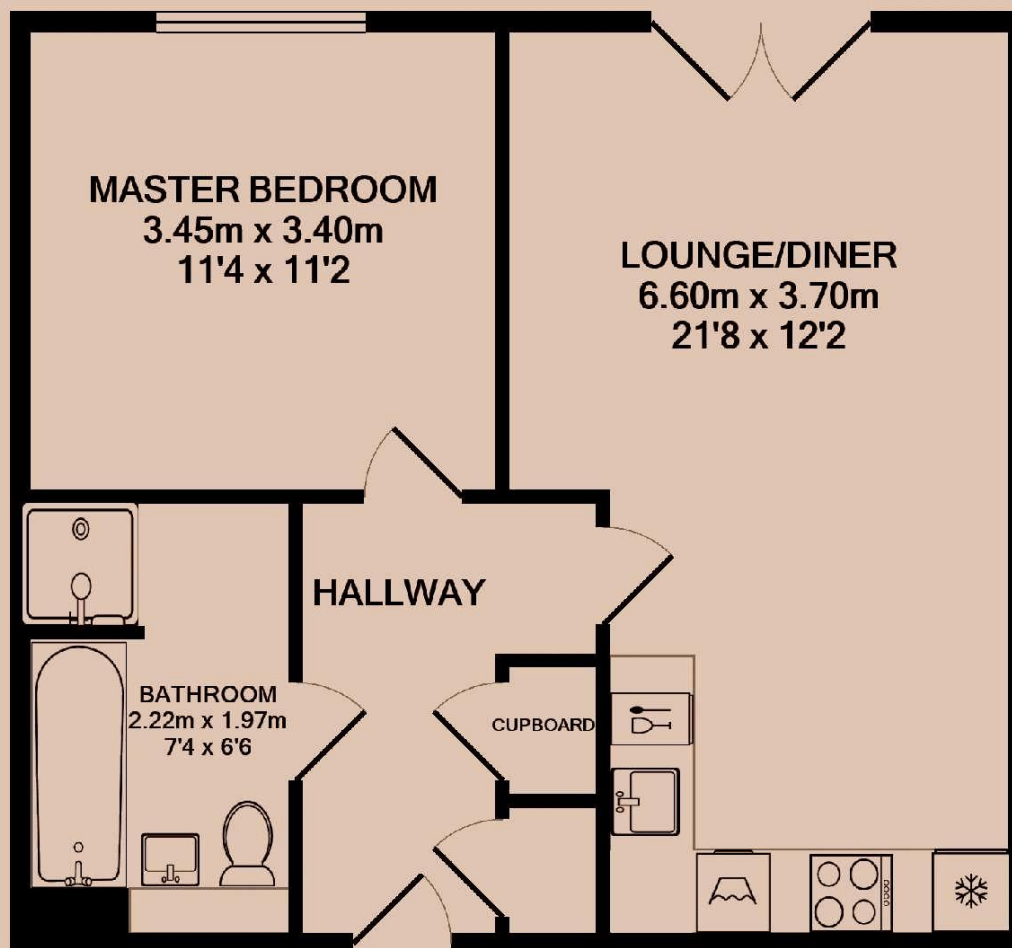
**Deposit**  
£1,260

**EPC**  
84 | B

**Council Tax Band**  
Ask Agent

**ID**  
#8111

**Updated**  
12/07/2024



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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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