

# Holderr

A Modern Estate Agent



14 The Gate, Loughborough, LE11 1GJ

Guide price £275,000

A great opportunity to acquire this contemporary two double, two bathroom bedroom apartment in The Gate, one of three buildings that form part of the outstanding Waterside Village development, situated on the edge of Loughborough.

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

## Summary

The Gate presents an exceptional opportunity to live at the heart of the prestigious Waterside Village development. This contemporary apartment building offers an impressive range of modern amenities, including a fully equipped gym, a communal co-working area with a private meeting room, an indoor heated swimming pool, and a daily concierge service. The development is securely gated, with designated off-road parking provided for residents.

The property benefits from the remainder of a 10-year LABC warranty. Thoughtfully designed to reflect the area's industrial heritage, the architecture features exposed brickwork, large windows, and lofty ceilings, creating a stylish blend of character and modern comfort. The historic fabric of the site has been preserved in the neighbouring Mill building, complemented by elegant, contemporary finishes throughout the development.

Situated on the first floor and accessible via a serviced lift and secondary stairwell, the apartment has been finished to a high specification. Underfloor heating runs throughout, enhancing the bright and spacious accommodation, which includes a sleek, modern kitchen, a generous open-plan living and dining area overlooking the landscaped communal gardens, two double bedrooms, a luxurious family bathroom, and an en-suite to the principal bedroom. The welcoming entrance hall also offers two useful storage cupboards.

This superb apartment combines refined design, modern convenience, making it an ideal choice for those seeking style, comfort, and community within a distinctive setting.

Lease information:

Tenure: Leasehold. Years Left: 247.

Ground Rent: £99 per annum.

Maintenance Charge: circa £1,433.34 per annum.

Council Tax Band: B.

Local Authority: Charnwood Borough Council.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered

incorrect.

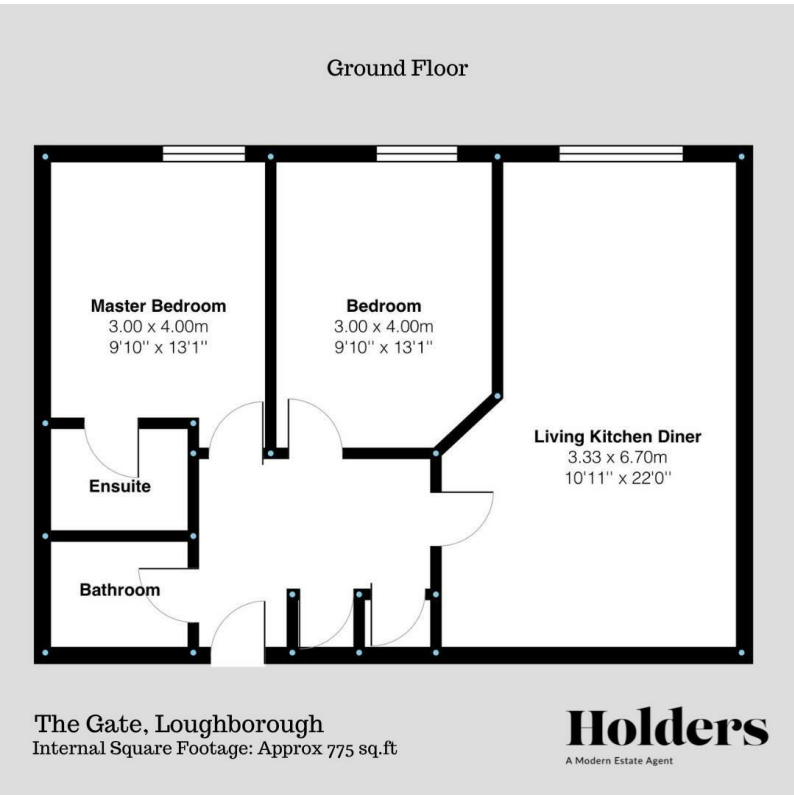
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

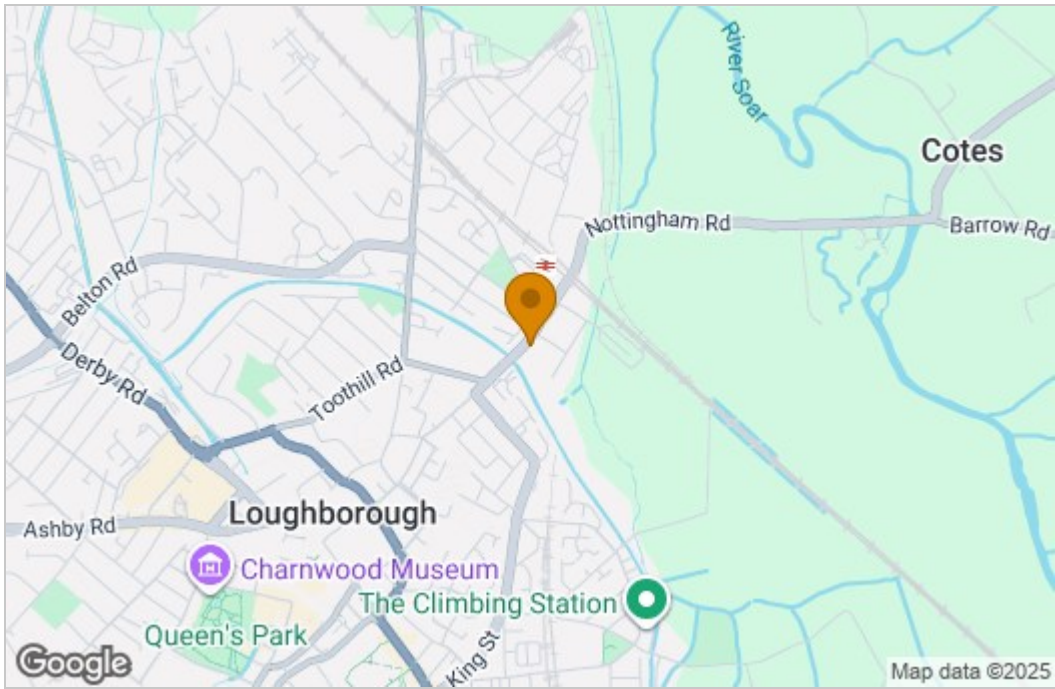
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

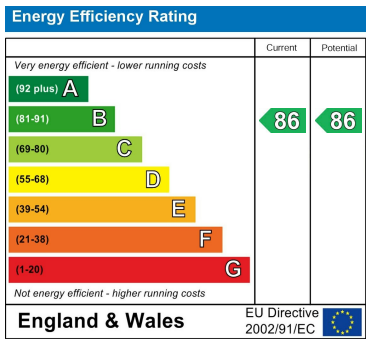
Floor Plan



Area Map



Energy Efficiency Graph



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