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your property experts



# The Wharf

Loughborough

- Recently completed luxury two-bedroom apartment
- Located in the sought-after Waterside Village development
- Beautiful rooftop garden with entertaining space
- Access to a fully equipped gym and co-working area
- Open-plan living space with a contemporary kitchen
- Two allocated parking spaces and a concierge service
- Walking distance of the town centre and train station

## General Description

Smiths Property Experts are pleased to present to the market this recently completed modern apartment in The Wharf, which is the third and final phase of the Waterside Village development. The development has recently been completed, with all units successfully sold off-plan. However, due to a change in circumstances for the current owner, Flat 12, one of the larger corner units at approximately 942 square feet internally, is now available for purchase. The apartment has not been lived in before, and is in excellent condition and ready for occupancy. Please note that the apartment images are representative of a similar unit in The Wharf.











## The Wharf

The Wharf represents an exciting opportunity to live in the heart of the Waterside Village, offering a gated and prestigious collection of luxury apartments with a gymnasium, a communal co-working area with a meeting room, allocated parking, superb roof terrace and garden, and daily concierge service.

The Wharf is made up of 55 apartments including 45 two-bedroom and 10 one-bedroom properties, which all come with a 10-year LABC warranty and a new 250-year lease. The development has been designed in a sympathetic manner, with exposed brickwork, large windows and tall ceilings paying homage to the area's industrial past. The history and traditional fabric of the building have been preserved, whilst incorporating modern and stylish interventions.

There is a beautiful rooftop garden which enjoys uninterrupted views and offers a unique experience to enjoy an alfresco lifestyle. With private dining seating cubes, year-round use of the feature igloo domes, an open-air bar area, and a large TV screen, the rooftop garden provides a fabulous entertaining and social space.



As well as the superb living spaces, The Wharf offers residents a truly relaxing waterside lifestyle, with private canal-side gardens and direct access to canal mooring, making Waterside Village a truly unique place to call home. The Wharf offers easy access to Loughborough town centre and is within walking distance of the train station.









## The Apartment

The apartment is designed to a high specification with modern kitchen and bathroom suites, and bright and spacious living areas. 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 living, dining, and kitchen area with views across the development. The kitchen is equipped with high-quality, fully integrated appliances. The property boasts two designated car parking spaces, a rarity in the development where most apartments only have one.

## Property Information

EPC Rating C. Council Tax Band: B.

Tenure: Leasehold. Length of Lease: 250 years from 2023.

Annual Service Charge: £1188.

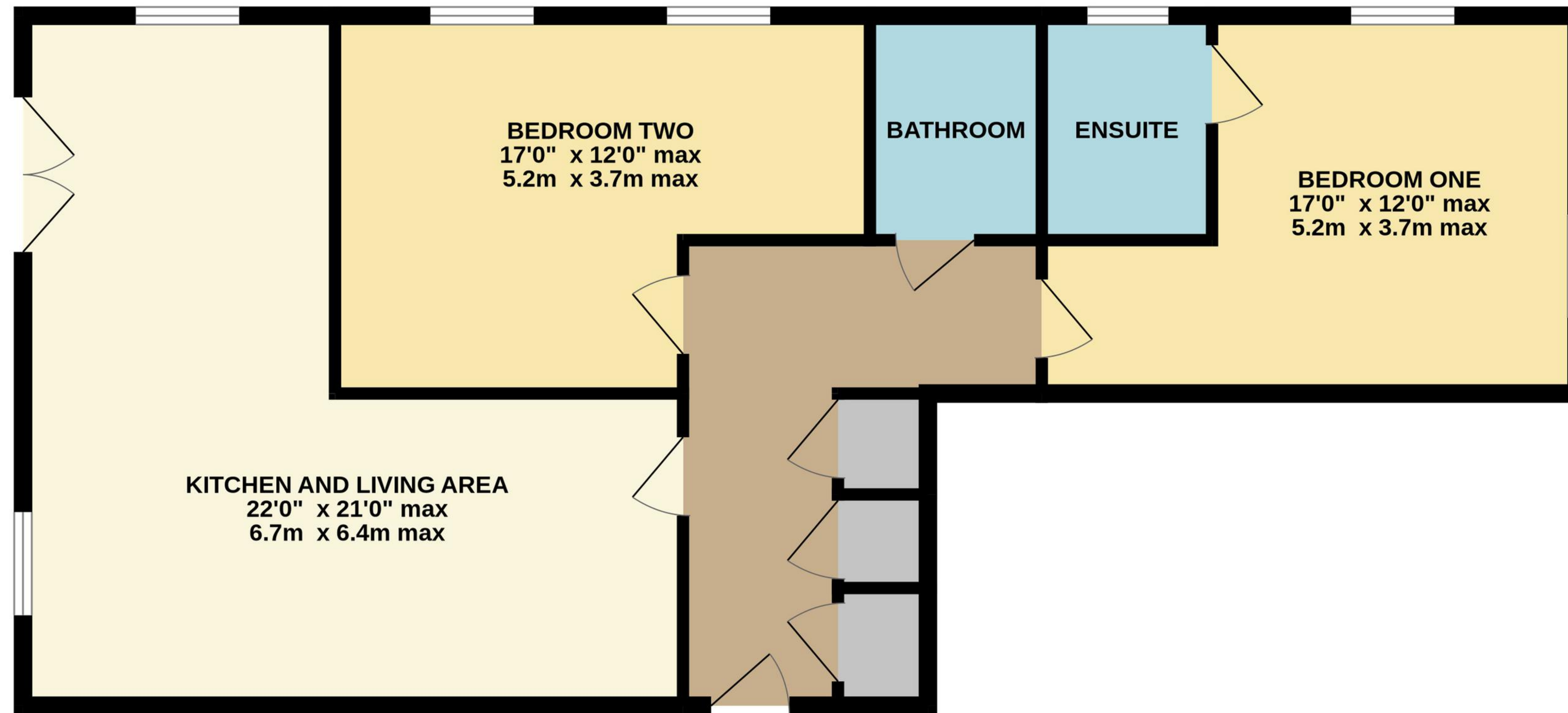
Local Authority: Charnwood Borough Council.

## 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.







TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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