



Smiths  
your property experts



# The Wharf

## Loughborough

- Contemporary and high-specification 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
- Double bedroom and a spacious four-piece bathroom
- Open-plan living space with a Juliet balcony
- Allocated parking and a concierge service
- Walking distance to the town centre and train station

### General Description

Smiths Property Experts are delighted to offer to the market a contemporary one-bedroom apartment in The Wharf, 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. Residents enjoy exclusive access to a rooftop garden and terrace with spectacular views, a gym, co-working, and communal areas.











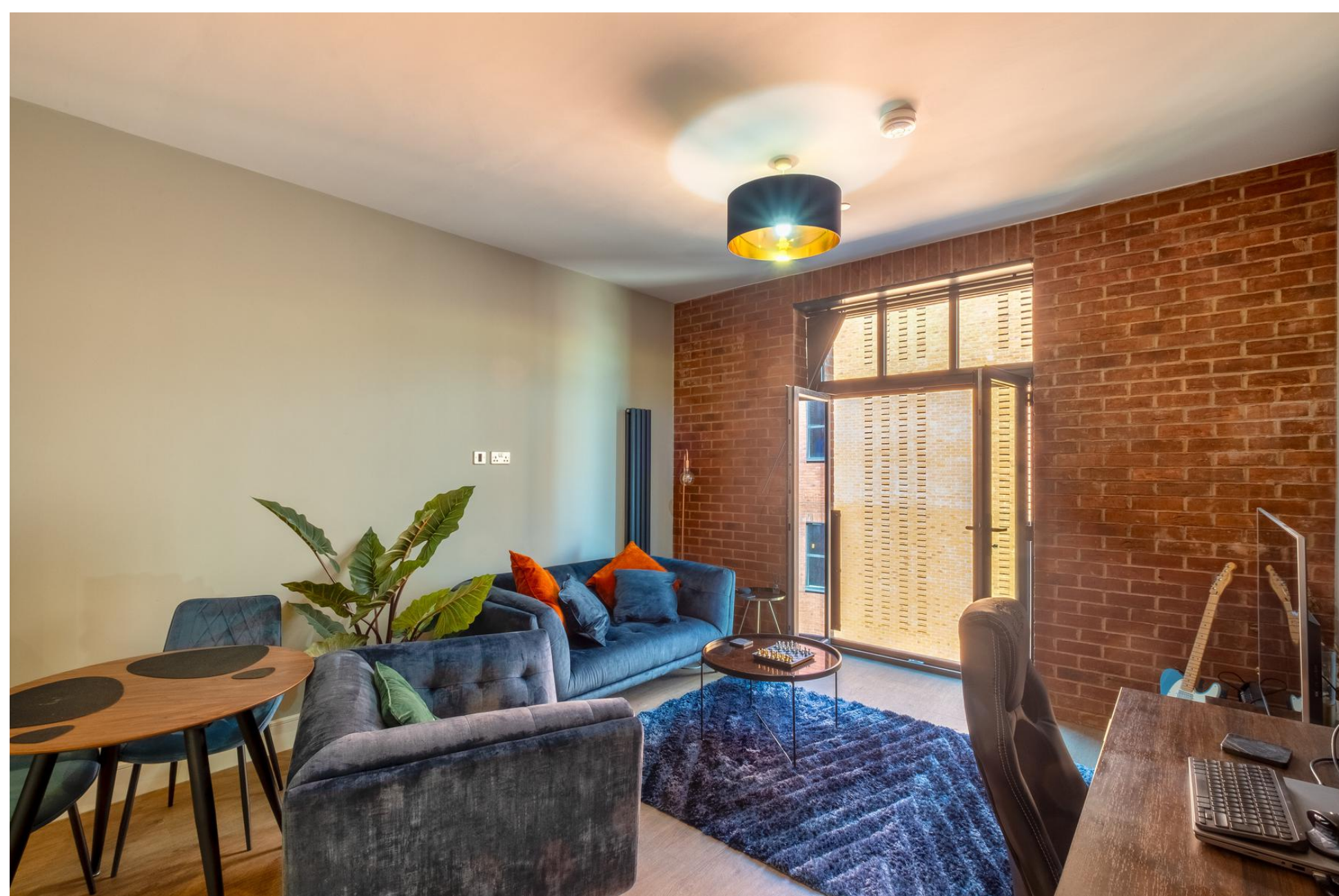
## The Wharf

The Wharf 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, a rooftop garden, and a daily concierge service. The development is gated, and the apartment offers designated parking.

The property boasts the remainder of a 10-year LABC warranty. 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 beautiful rooftop garden 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, and an open-air bar area.

The Wharf offers easy access to Loughborough town centre and is within walking distance of the train station.











## The Apartment

The apartment is located on the fourth floor, accessed via a serviced lift and a secondary stairwell. Designed to a high specification, the apartment has bright and spacious accommodation, including a modern kitchen and bathroom. The generous entrance hall includes two storage cupboards. The kitchen has a full range of integrated appliances and a living and dining area with a private glazed Juliette balcony. There is a large double bedroom and an impressive four-piece contemporary bathroom.

## Property Information

EPC Rating: B. Council Tax Band: B.

Tenure: Leasehold.

Length of Lease: 250 years. Years Left: 248.

Service Charge: approx. £1,433 per annum.

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 : 538 sq.ft. (50.0 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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