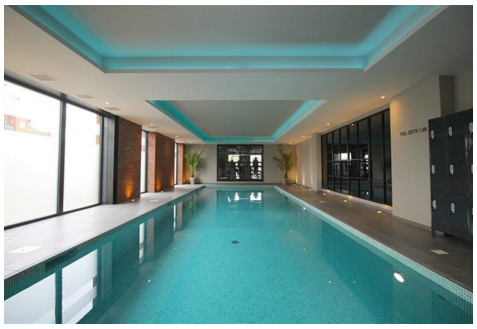
Holders

A Modern Estate Agent









Waterside Village Falcon Street, Loughborough, LE11 1GJ

£230,000

Set in the highest specification development that Loughborough has to offer. This premium, third-floor apartment is ready for 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.

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.

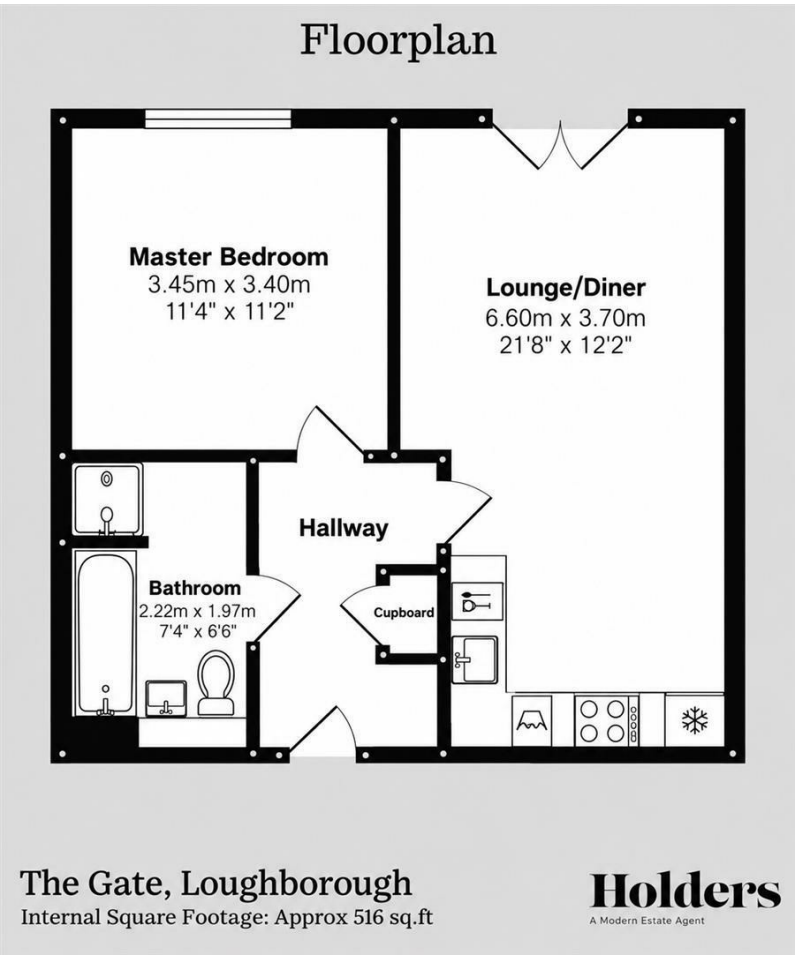
Underfloor Heating
Underfloor heating throughout.

Glazing
Modern, good quality, uPVC double glazing.

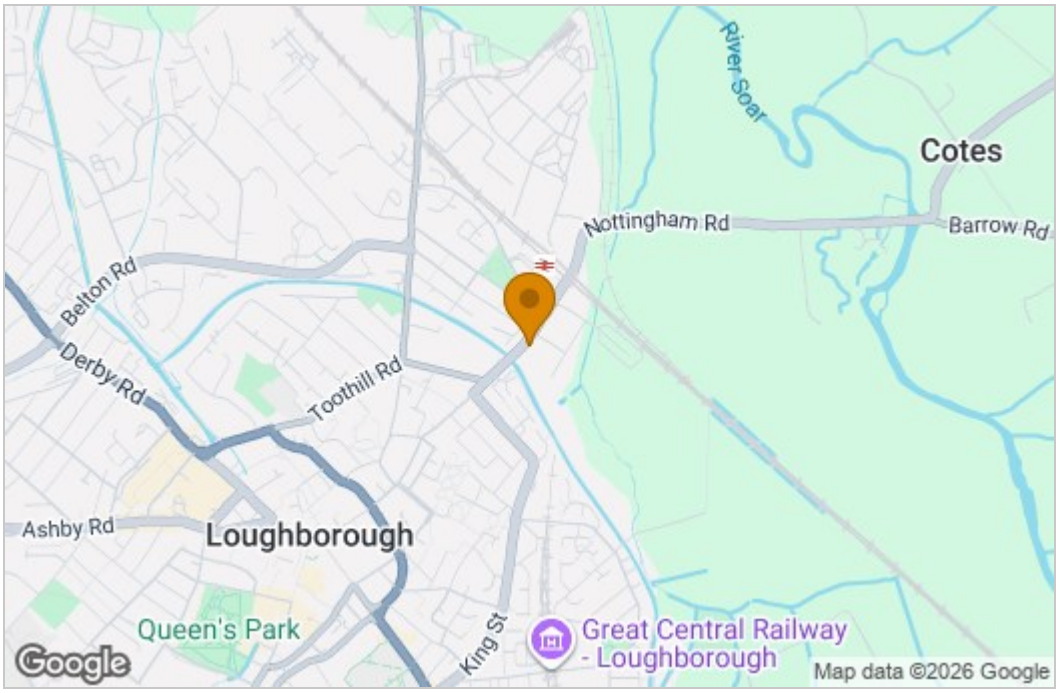
Leasehold information:

Service charge £134 per month.
Ground Rent - £99 per year
250 year lease from 2021

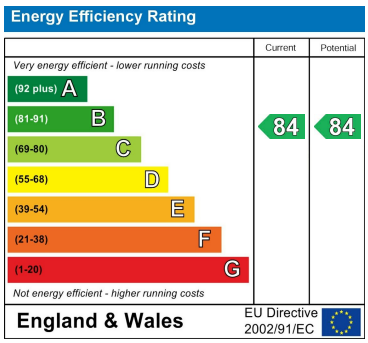
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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