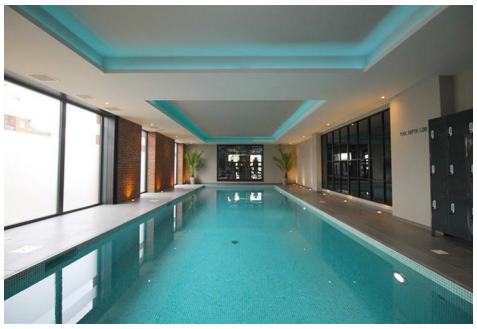
Holders

A Modern Estate Agent









Waterside Village Falcon Street, Loughborough, LE11 1GJ

£230,000

An attractive investment opportunity within The Gate, widely regarded as one of Loughborough's premier residential developments. This premium third-floor apartment benefits from a tenant already in situ, generating £1,175 per calendar month, within a fully occupied building that reflects the development's popularity and strong demand. Residents enjoy exclusive access to an impressive range of facilities, including an on-site swimming pool, gym, communal hot desk area and meeting room, alongside allocated parking and a daily concierge service, making this an appealing proposition for investors seeking an established rental income in a high-specification development.

The apartment offers contemporary open-plan accommodation, with the living area extending the full depth of the property and featuring an impressive floor-to-ceiling window, USB-equipped power points and underfloor heating. The kitchen is finished in charcoal with complementary worktops and brick-bond tiling, incorporating a range of integrated appliances including a fridge-freezer, fan-assisted oven, hob, washer-dryer and dishwasher.

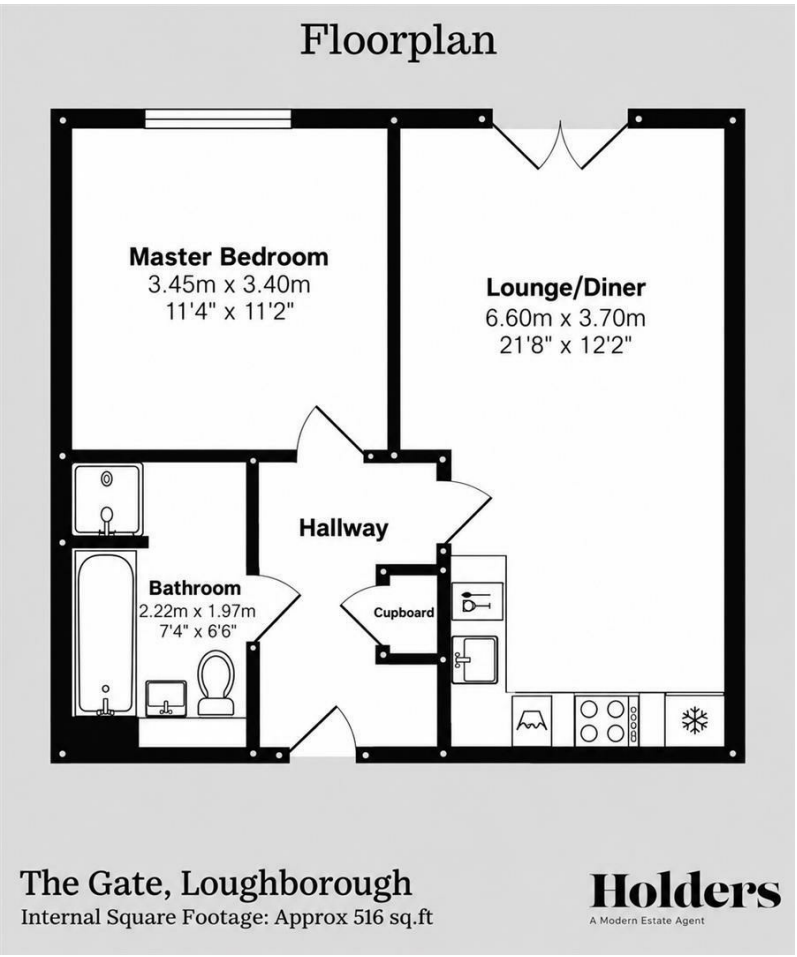
The generously proportioned bedroom continues the contemporary feel, benefiting from a further floor-to-ceiling window, USB-equipped power points and underfloor heating. The stylish three-piece bathroom comprises a bath with overhead rainfall shower, heated towel rail and shaving point, complemented by classic brick-bond tiling.

Residents can also enjoy the use of the beautifully maintained communal garden, providing an attractive outdoor leisure space. The apartment further benefits from one allocated parking space to the front of the building, together with additional visitor parking.

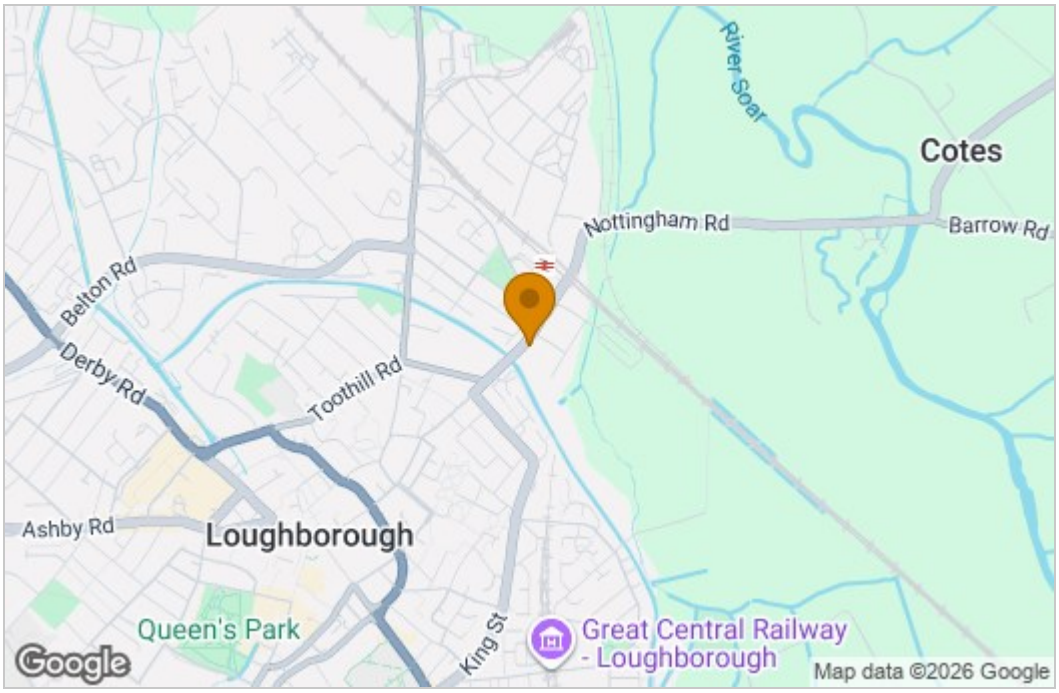
Further features include underfloor heating throughout and modern uPVC double glazing.

Leasehold Information:
Lease: 250 years from 2021
Service Charge: £134 per calendar month
Ground Rent: £99 per annum
Current Rental Income: £1,175 per calendar month

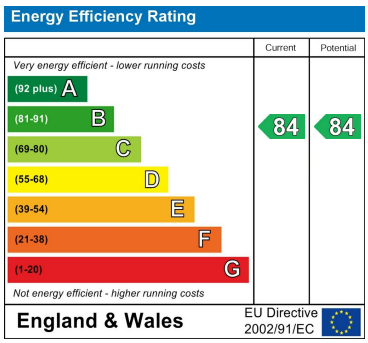
Floor Plan



Area Map



Energy Efficiency Graph



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9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk