



Smiths
your property experts

The Gate

Loughborough

- Contemporary first-floor luxury apartment
- Located in the outstanding Waterside Village development
- Designed to a high specification with underfloor heating
- Light-filled, spacious kitchen, living and dining area
- Two double bedrooms and two bathrooms
- Allocated parking space and a concierge service
- Indoor heated swimming pool and a gym
- Walking distance to the town centre and train station



General Description

Smiths Property Experts are pleased to offer to the market this superb and modern two double-bedroom first-floor apartment at The Gate, which 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, an indoor heated swimming pool, and a daily concierge service. The development is gated, and the apartment offers designated parking.





The Gate

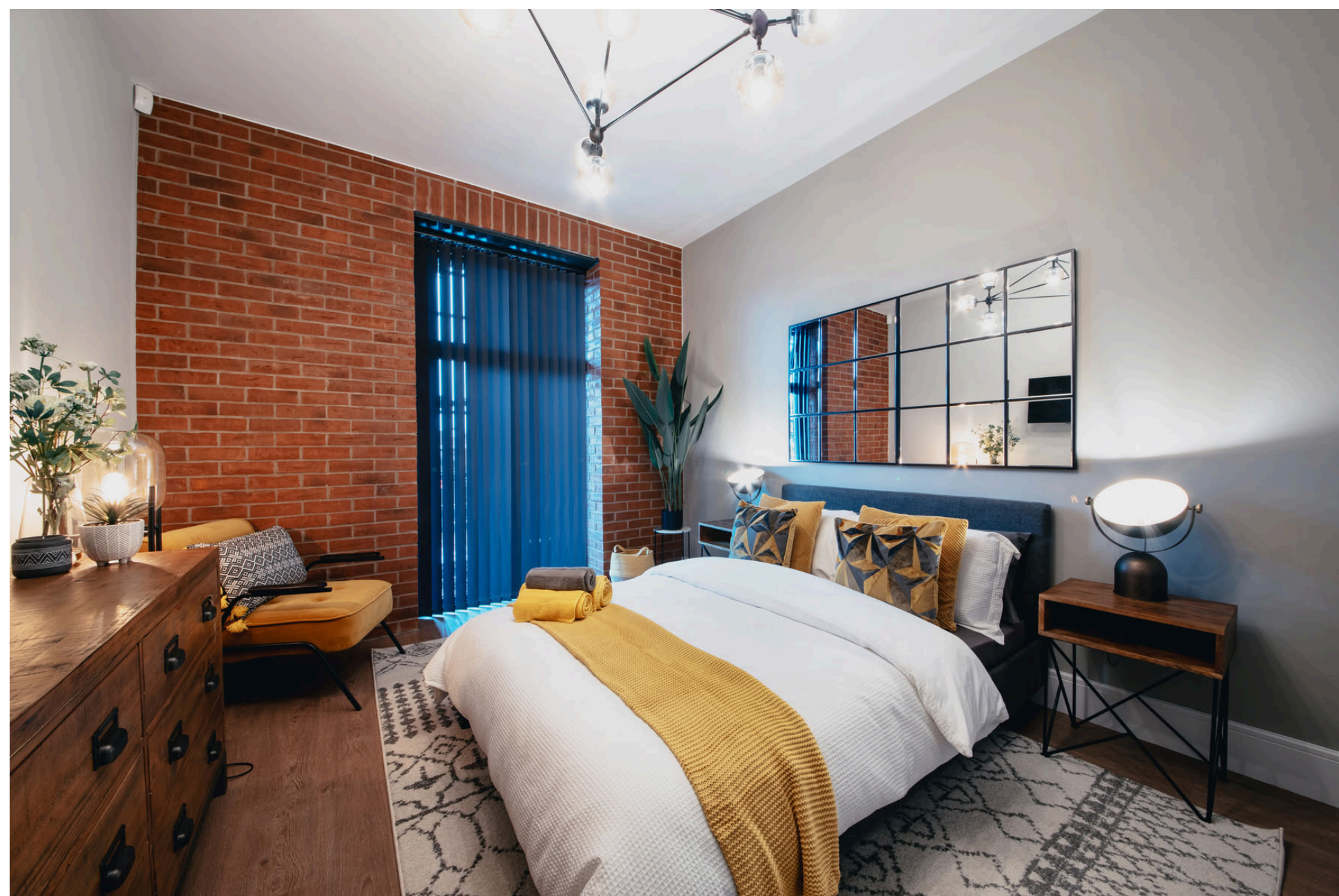
The Gate boasts modern facilities, including a gym, a communal co-working area with a meeting room, an indoor heated swimming pool, and a daily concierge service. The development is gated, and the apartment offers designated secure parking.

The property boasts the remainder of a 10-year LABC warranty, and the development has been designed in a sympathetic manner, with exposed brickwork, large windows, and tall ceilings that pay homage to the area's industrial past. The history and traditional fabric of the site have been preserved in the neighbouring 'Mill' building whilst incorporating modern and stylish interventions.

The Apartment

The apartment is located on the first floor, which is accessed via a serviced lift, as well as a stairwell. The apartment is designed to a high specification with a modern kitchen, bright and spacious living areas, and underfloor heating. 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 kitchen, living and dining area with views across the communal gardens. The kitchen is equipped with high-quality, fully integrated Bosch appliances. The property boasts one designated car parking space in the secure car park.





Property Information

EPC Rating: B.

Tenure: Leasehold. Years Left: 244.

Ground Rent: circa £99 per annum.

Maintenance Charge: circa £1,908 per annum.

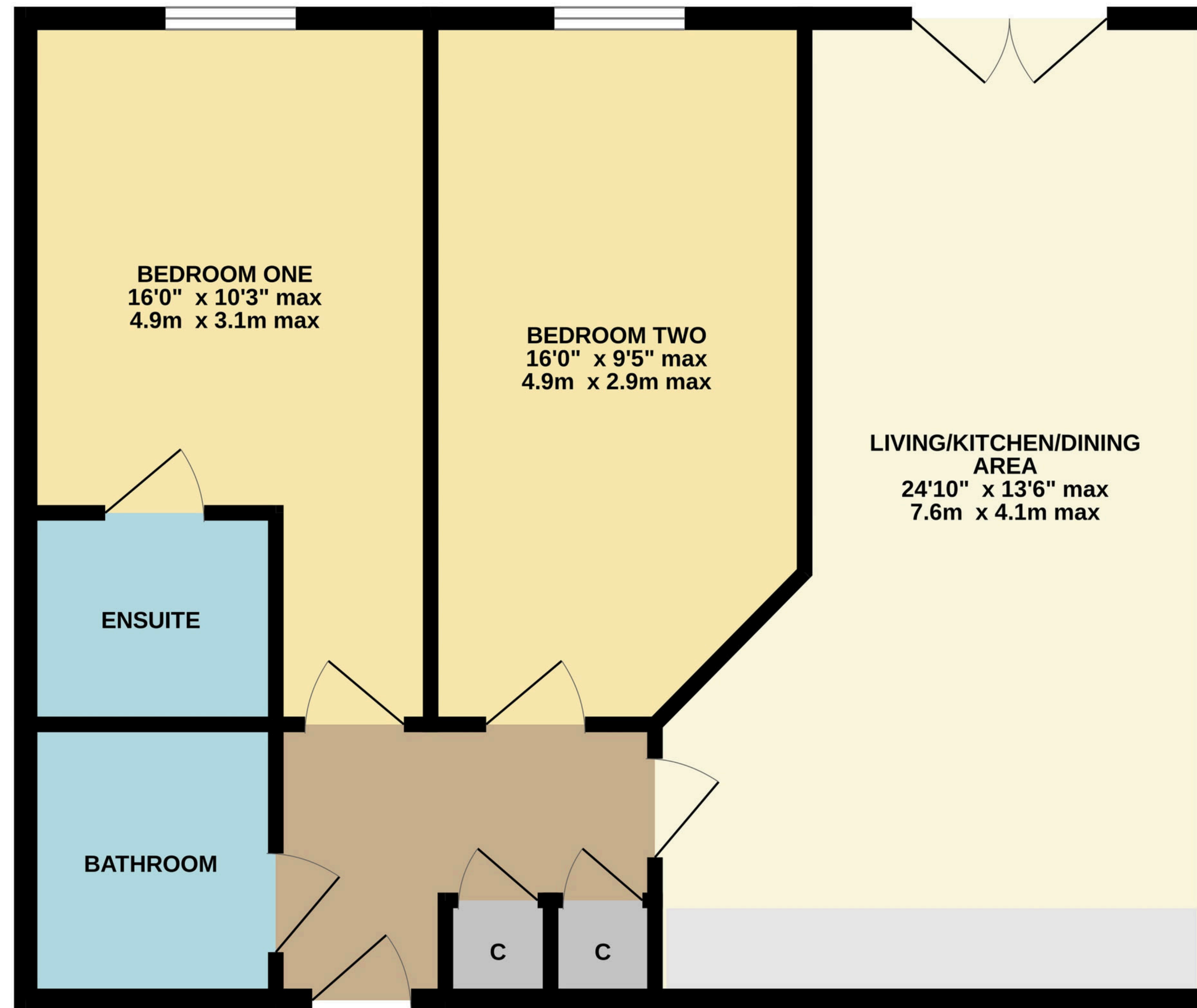
Council Tax Band: C.

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 : 742 sq.ft. (68.9 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.
 Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



