



Smiths
your property experts

The Wharf

Loughborough

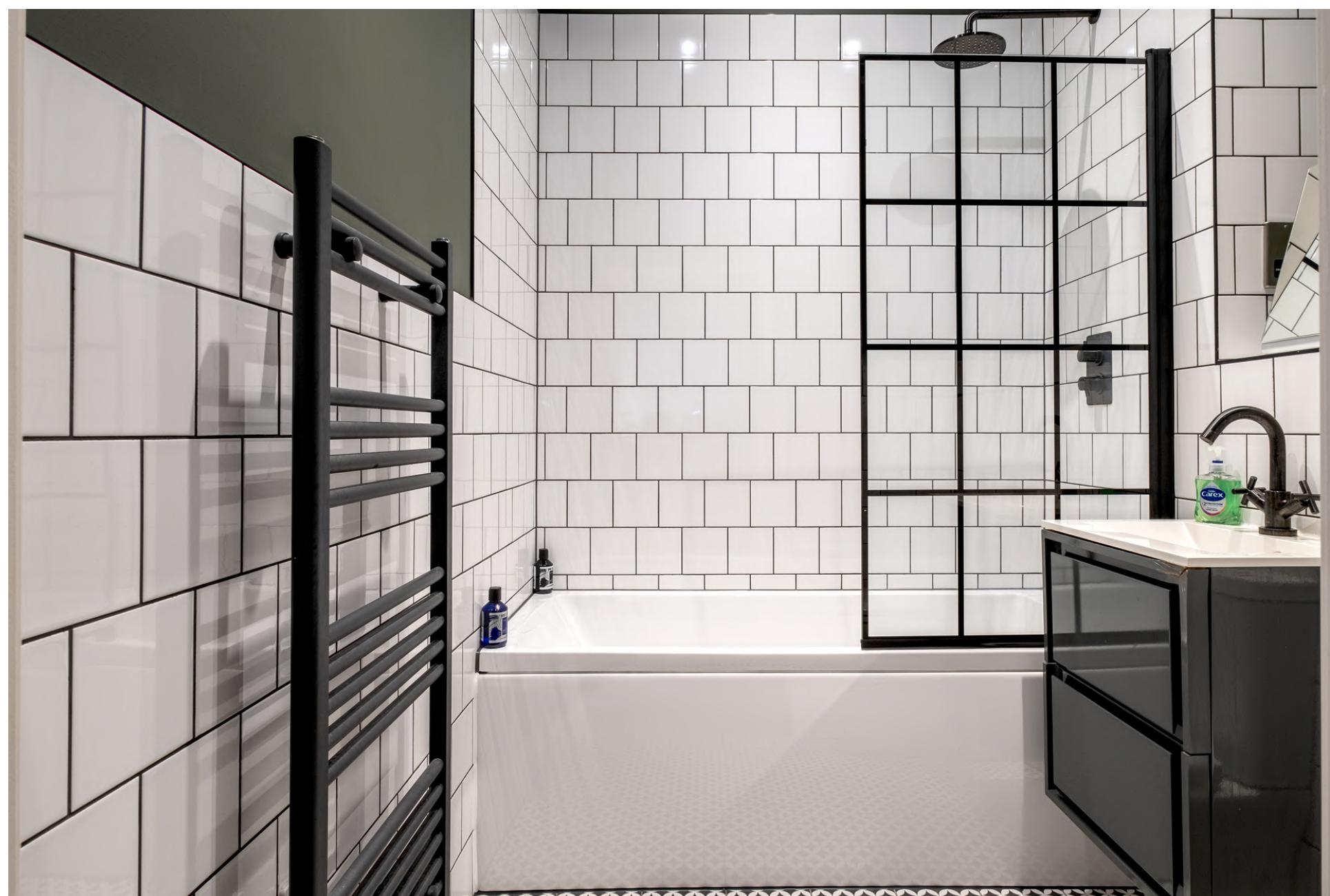
- Immaculate luxury two-bedroom apartment
- Located in the sought-after Waterside Village development
- High-specification, bright, and contemporary living space
- Open-plan living space with a contemporary kitchen
- Access to a fully equipped gym and co-working area
- Beautiful rooftop garden with entertaining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

General Description

Smiths Property Experts offer to the market this immaculate and spacious two-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 upscale apartment building features modern amenities, including a gym, a communal co-working area with a meeting room, a rooftop garden, and a concierge service. The development is gated, and the apartment offers private parking for two vehicles.







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, a 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, and the development has been designed sympathetically, 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, 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 open-plan kitchen, dining, and living 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: C.

Tenure: Leasehold.

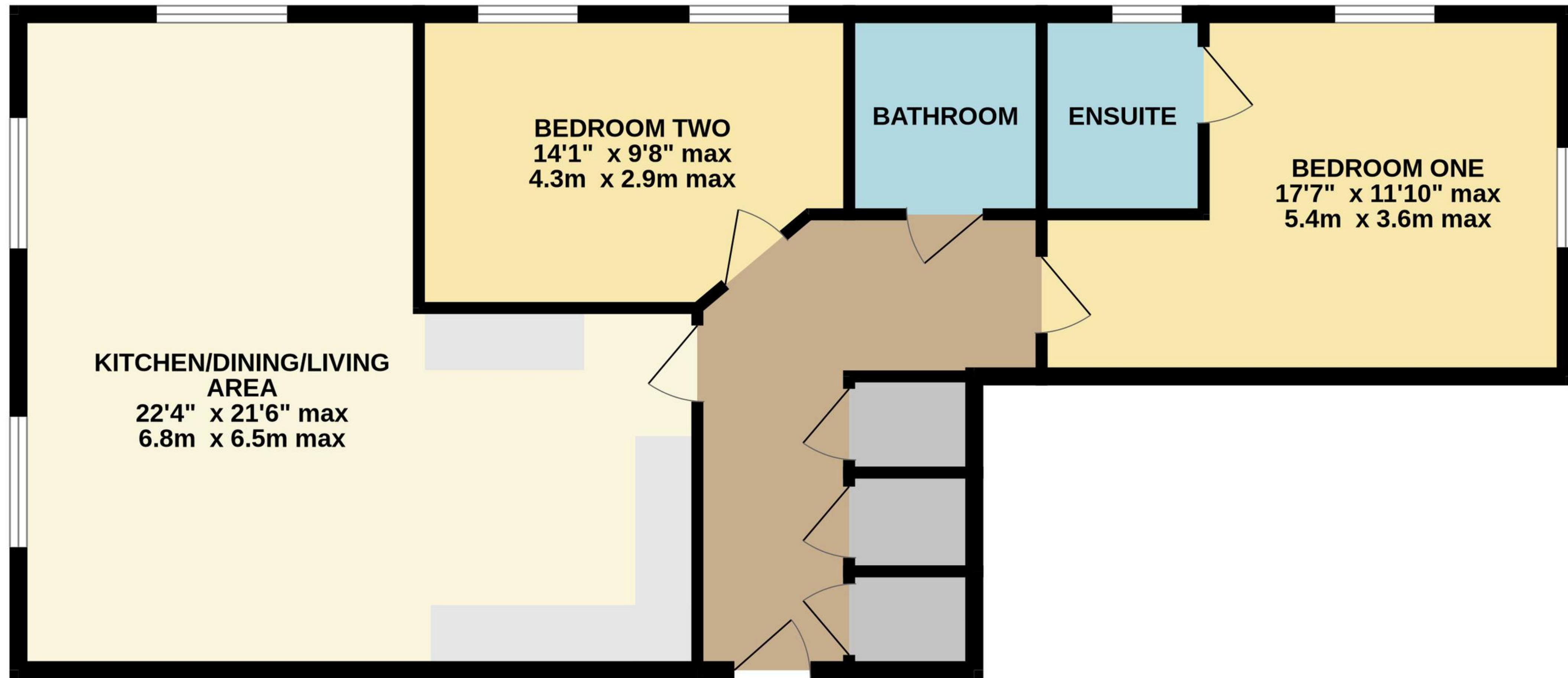
Length of Lease: 250. Years Left: 248.

Service charge: £1,440 annually.

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 : 904 sq.ft. (84.0 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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