



# *The Gate*

## Loughborough

2 Bed 2nd Floor Apartment • LE11 1GJ • £1,350 pcm • £1,550 Deposit



## Energy Performance

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85   B  | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## The Gate, Loughborough

Set in the highest specification development that Loughborough has to offer. This premium, two double bedroom second-floor apartment is soon 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. This new 'Waterside Village' offers the perfect live, work and play living experience". PLEASE NOTE, photographs and video tour are of a similar apartment within the same block.

### Lounge / Diner

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 Pullman 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, dual ovens, washer-dryer, easy-clean hob and a dishwasher. Open plan to the living area.

### Master Bedroom

Elegant and spacious bedroom with benefits of an en-suite shower room featured floor-to-ceiling window, USB equipped PowerPoints and underfloor heating.

### Bedroom Two

Generously proportioned, with dimensions almost identical to the Master bedroom, 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.

### Ensuite

A three-piece en-suite shower room with a matching finish to the bathroom, heated towel rail and shaving point. Classic, brick-bond tiling completes the look.

### Swimming Pool

A communal swimming pool, for use of The Gate residents only.

### Gym

A communal gymnasium, kitted out with high-spec equipment, available for "The Gate" residents.

For more information about this property, visit our website [huntleys.net](http://huntleys.net).

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Kitchen



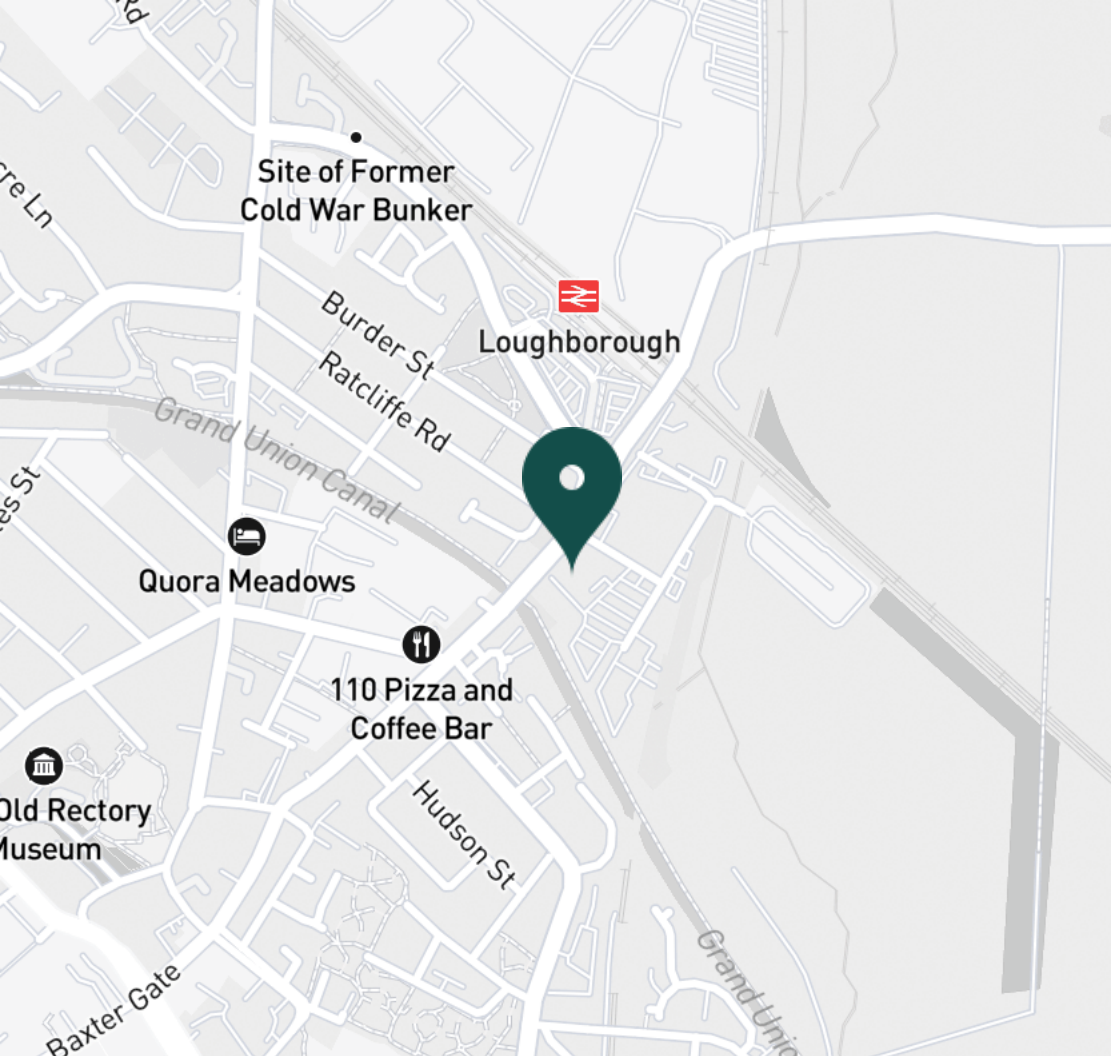
Kitchen



Kitchen



Kitchen



#### SUPERMARKETS

|                               |        |
|-------------------------------|--------|
| Tesco Superstore Loughborough | 0.7 mi |
| Marks & Spencer               | 0.8 mi |
| Aldi Loughborough             | 1.0 mi |
| Lidl Loughborough             | 1.0 mi |
| Sainsburys Loughborough       | 1.1 mi |

#### GYMS

|                              |        |
|------------------------------|--------|
| CrossFit Loughborough        | 0.4 mi |
| PureGym Loughborough         | 0.6 mi |
| Anytime Fitness Loughborough | 0.7 mi |
| Dynamite Gym Ltd             | 0.7 mi |
| NPC Performance Centre       | 0.9 mi |

#### TRAIN STATIONS

|                       |         |
|-----------------------|---------|
| Loughborough          | 0.3 mi  |
| Barrow upon Soar      | 3.8 mi  |
| Sileby                | 5.9 mi  |
| East Midlands Parkway | 10.4 mi |
| Syston                | 10.8 mi |

#### NURSERY SCHOOLS

|                          |        |
|--------------------------|--------|
| Cobden Childrens Centre  | 0.5 mi |
| Babblebrooke Day Nursery | 0.6 mi |
| Lime Tree Nursery        | 0.7 mi |
| Small World Nursery      | 1.0 mi |
| Emmanuel PS              | 1.1 mi |

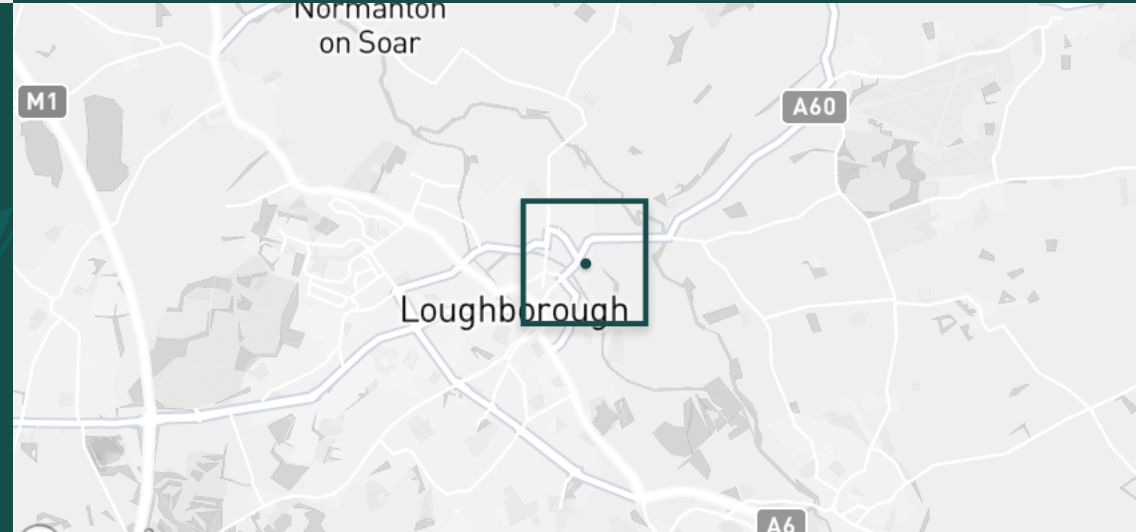
#### PRIMARY SCHOOLS

|                           |        |
|---------------------------|--------|
| Rendell Primary School    | 0.4 mi |
| Cobden PS                 | 0.8 mi |
| Fairfield Preparatory Sch | 0.9 mi |
| St Marys Catholic PS      | 1.0 mi |
| Loughborough Grammar Sch  | 1.2 mi |

#### HIGH SCHOOLS

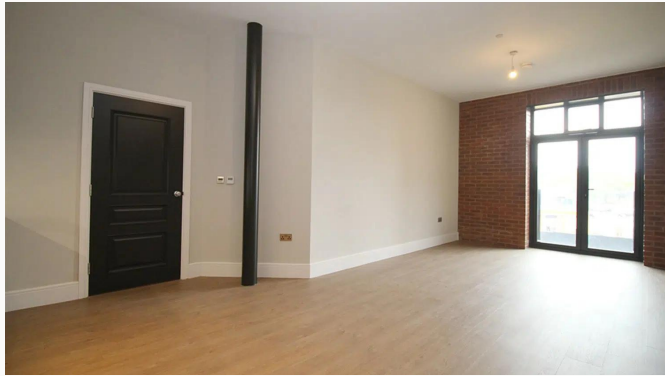
|                           |        |
|---------------------------|--------|
| Limehurst Academy         | 0.5 mi |
| Loughborough Grammar Sch  | 1.2 mi |
| Our Lady's Convent Sch    | 1.2 mi |
| Loughborough High Sch     | 1.3 mi |
| RNIB College Loughborough | 1.4 mi |

Discover  
*Loughborough*



- ✓ Swimming Pool
- ✓ Gym
- ✓ Concierge Service
- ✓ Underfloor Heating
- ✓ Ensuite
- ✓ Allocated Parking

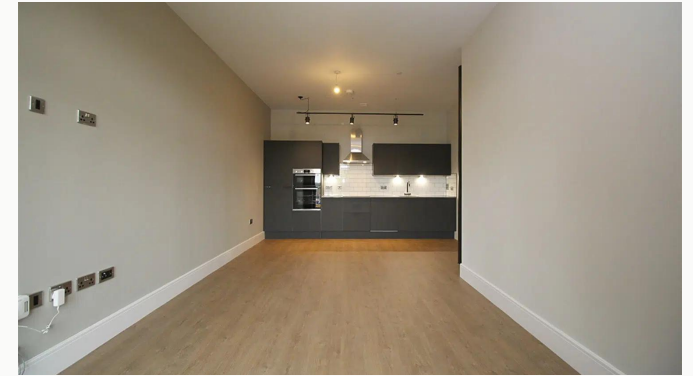




Lounge



Lounge



Lounge / Kitchen



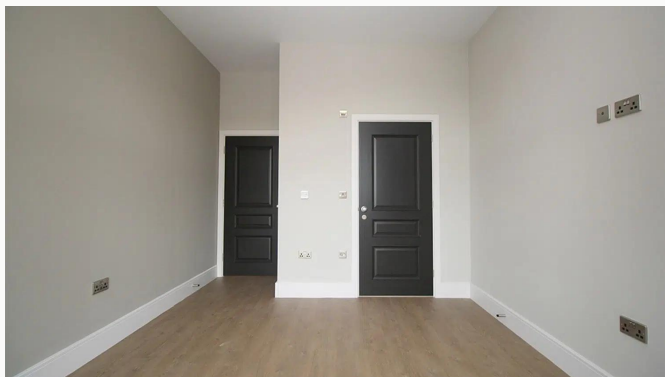
Master Bedroom



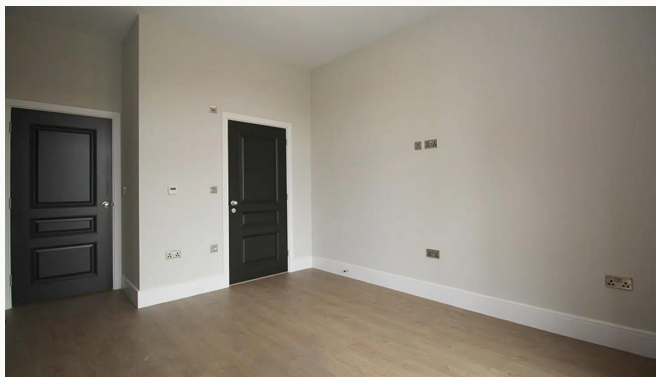
Master Bedroom



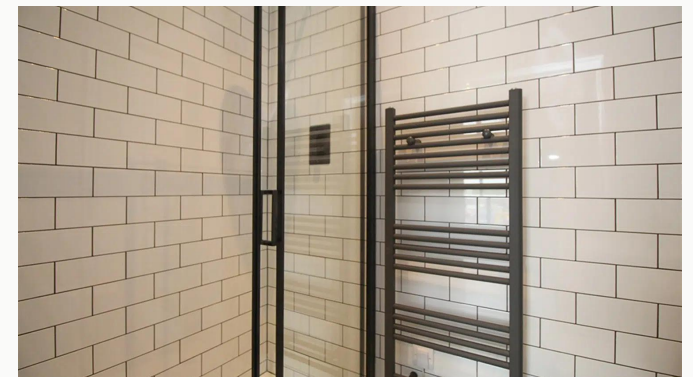
Master Bedroom



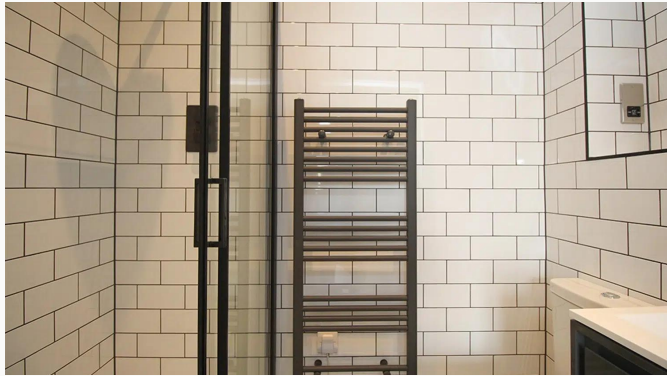
Master Bedroom



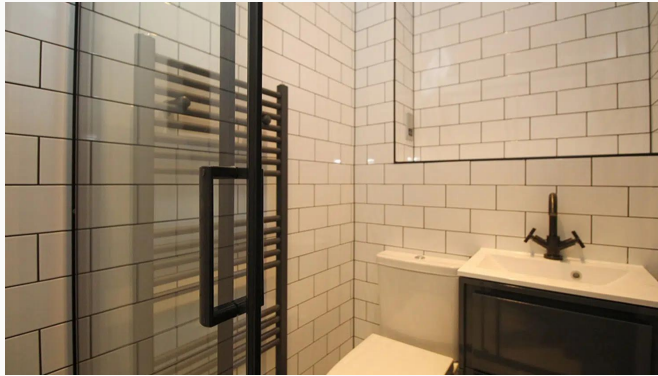
Master Bedroom



Ensuite



Ensuite



Ensuite



Bedroom Two



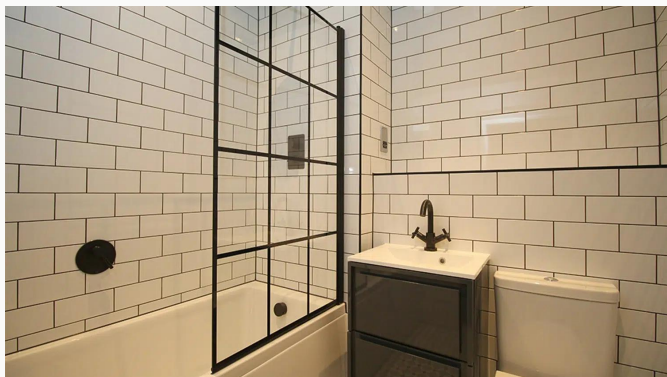
Bedroom Two



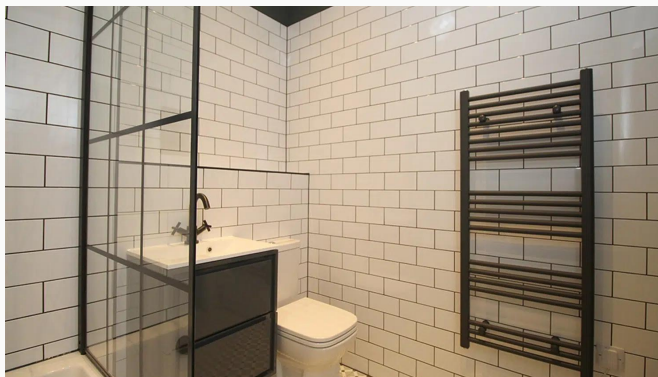
Bedroom Two



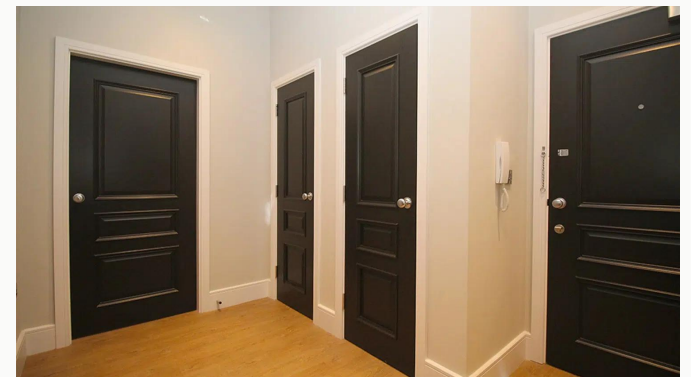
Bedroom Two



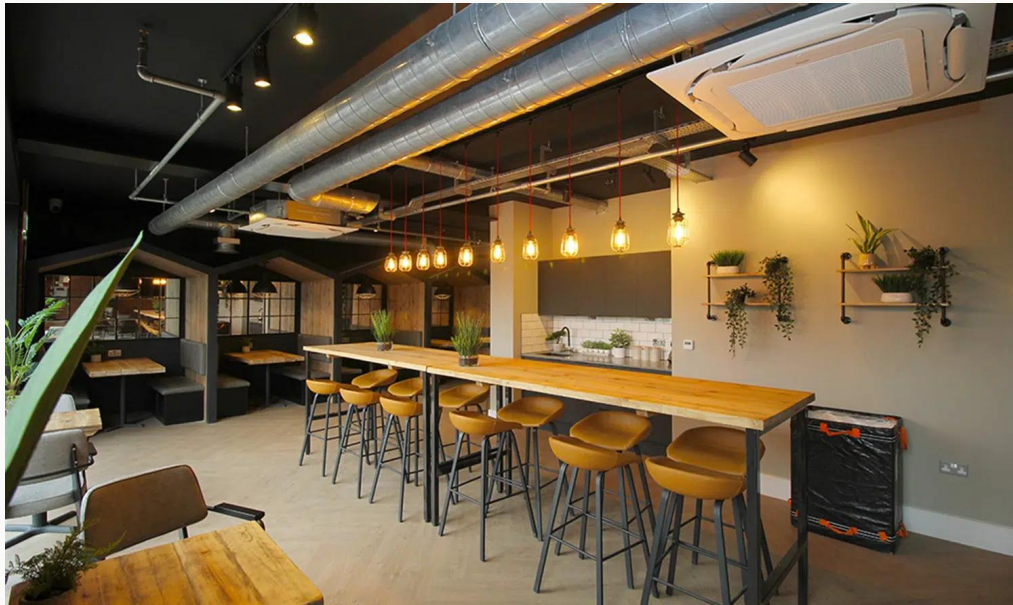
Bathroom



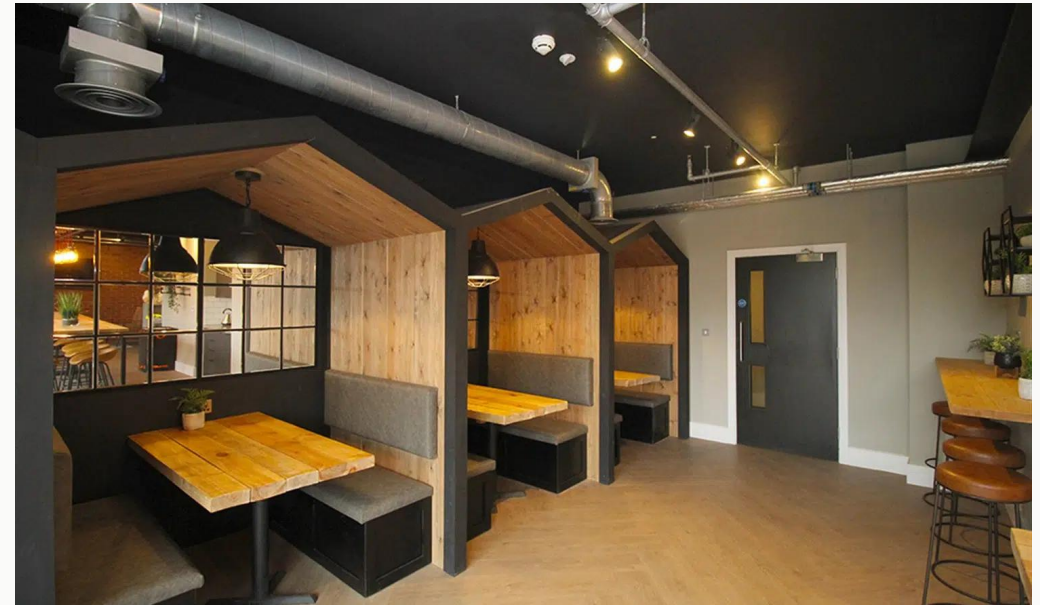
Bathroom



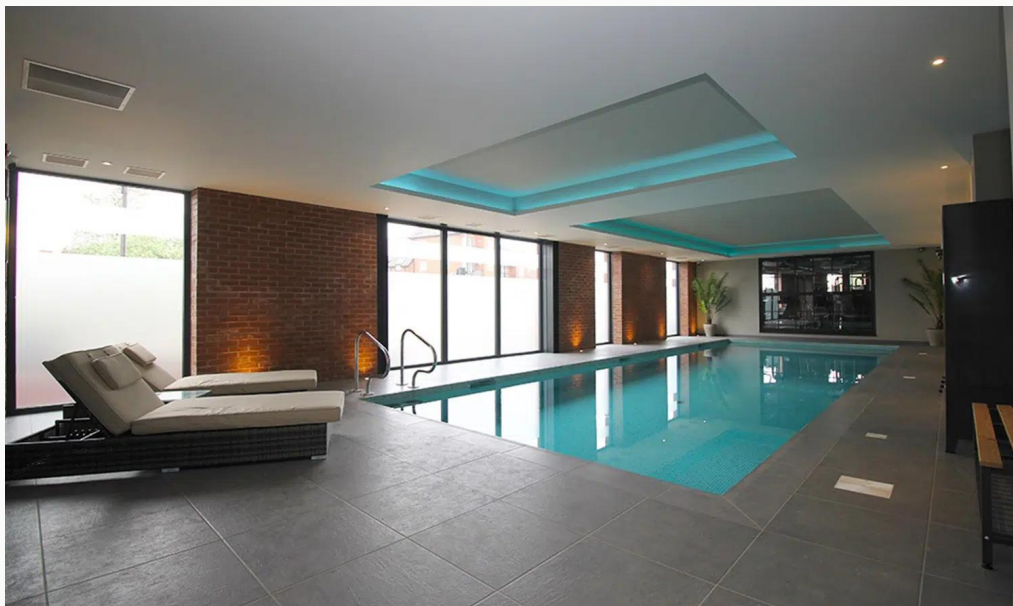
Hallway



Reception



Reception



Swimming Pool



Gym



Gym



The Gate

**Available**  
From 07/01/2025

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Allocated

**Postcode**  
LE11 1GJ

**Rent**  
£1,350 pcm

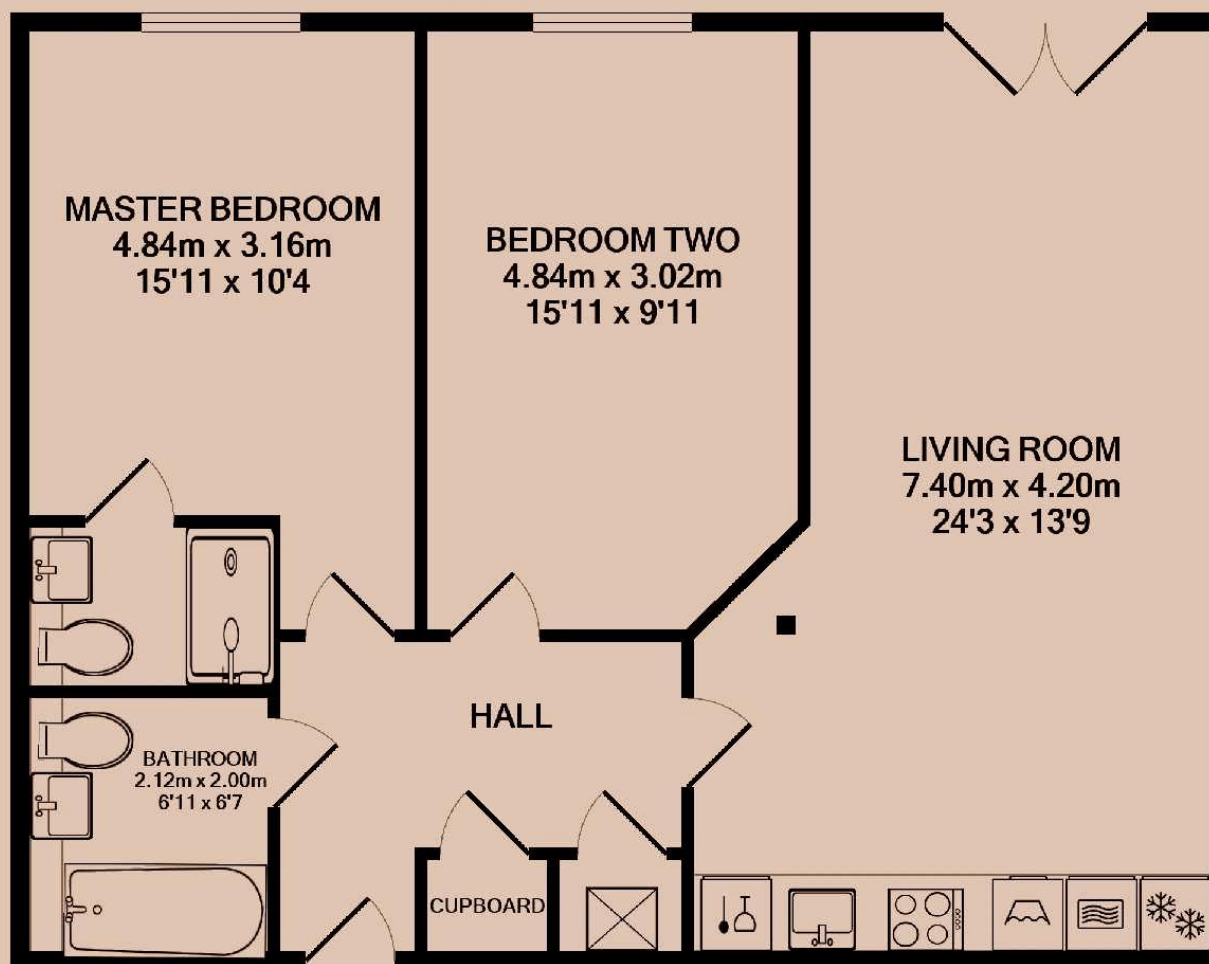
**Deposit**  
£1,550

**EPC**  
85 | B

**Council Tax Band**  
C

**ID**  
#15185

**Updated**  
26/11/2024



# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



**OUR OFFICE**  
7 Biggin Street  
Loughborough, LE11 1UA

**CONTACT US**  
01509 320 320  
let@huntleys.net

