

The image shows a modern, minimalist apartment interior. On the left, there is a kitchen with dark grey cabinetry, a white subway tile backsplash, a stainless steel range hood, and a built-in oven. A black door is visible in the center background. To the right, a white wall features a black cylindrical pillar and several electrical outlets. The floor is made of light-colored wood. The overall lighting is warm and modern, with track lighting in the kitchen area and a single pendant light hanging from the ceiling.

*The Gate*  
Loughborough

1 Bed 3rd Floor Apartment • LE11 1GJ • £1,150 pcm • £1,320 Deposit



## The Gate, Loughborough

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. This new 'Waterside Village' offers the perfect live, work and play living experience". PLEASE NOTE: photos and video tour are of similar property in the same block.

### Lounge / Diner

Contemporary living and dining 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.

### Bedroom

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

### Bathroom

This beautiful four-piece bathroom comes complete with a separate shower, heated towel rail and shaving point. Classic, brick-bond tiling completes the look.

### Swimming Pool

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

### Parking

One allocated bay within the complex car park with further visitor spaces available.

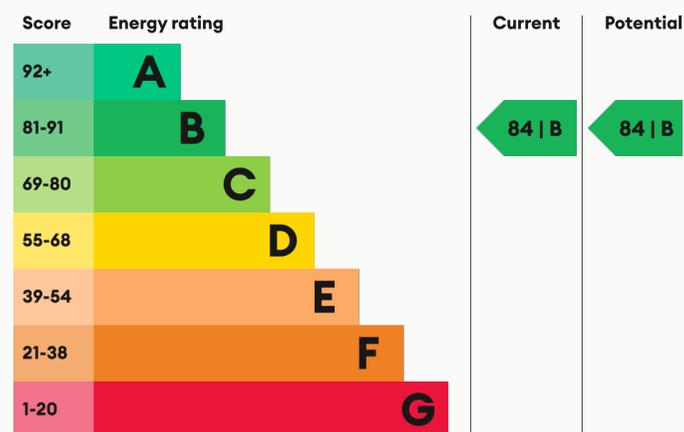
### Underfloor Heating

Underfloor, central heating throughout.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



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.



Lounge / Kitchen



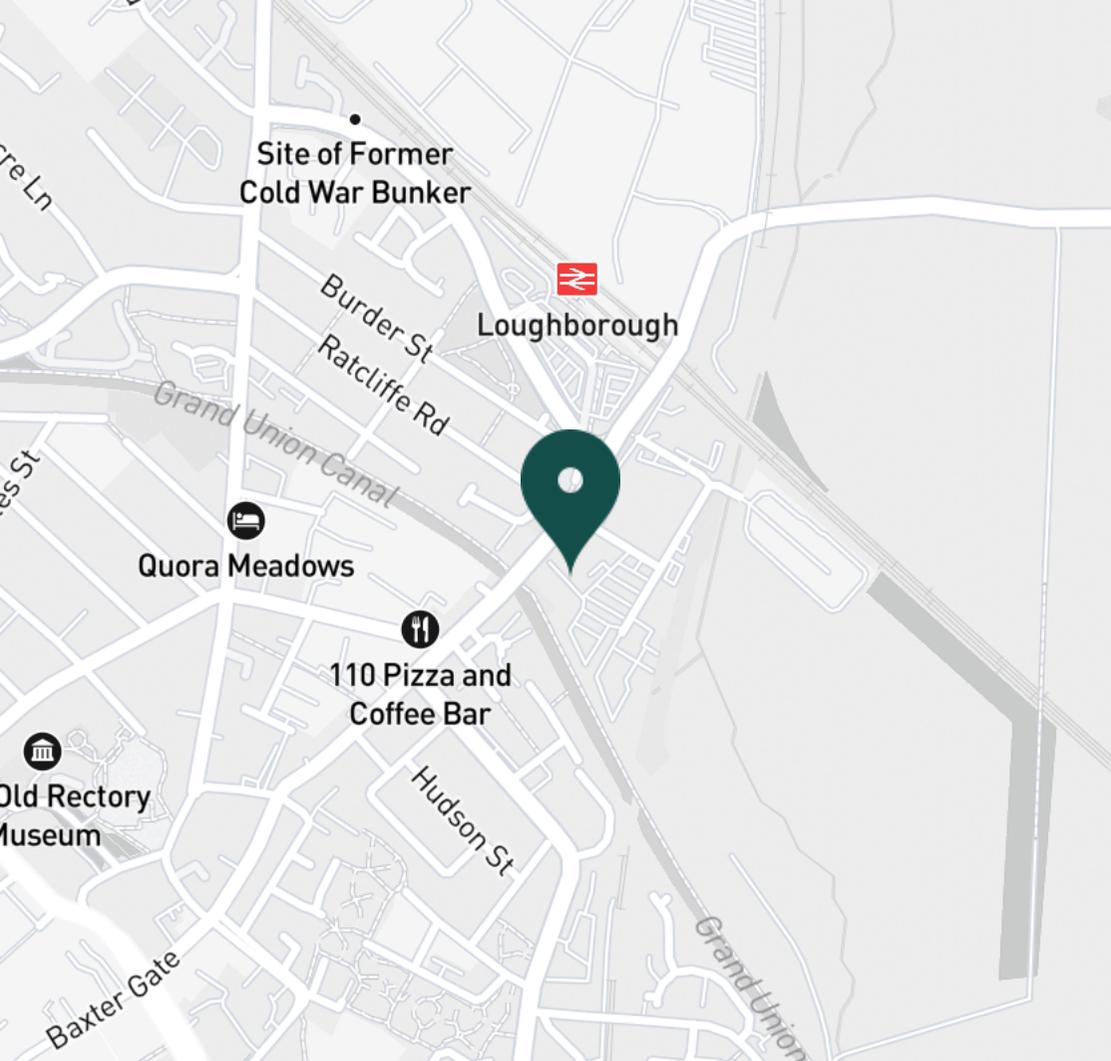
Lounge / Kitchen



Lounge



Lounge



#### SUPERMARKETS

Tesco Superstore Loughborough	0.9 mi
Marks & Spencer	1.0 mi
Aldi Loughborough	1.1 mi
Lidl Loughborough	1.1 mi
Sainsburys Loughborough	1.2 mi

#### GYMS

CrossFit Loughborough	0.5 mi
PureGym Loughborough	0.7 mi
Anytime Fitness Loughborough	0.8 mi
Dynamite Gym Ltd	0.8 mi
NPC Performance Centre	1.0 mi

#### TRAIN STATIONS

Loughborough	0.4 mi
Barrow upon Soar	3.9 mi
Sileby	6.0 mi
Syston	10.3 mi
East Midlands Parkway	10.5 mi

#### NURSERY SCHOOLS

Cobden Childrens Centre	0.6 mi
Babblebrooke Day Nursery	0.7 mi
Lime Tree Nursery	0.9 mi
Small World Nursery	1.1 mi
Busy Bees in Loughborough	1.2 mi

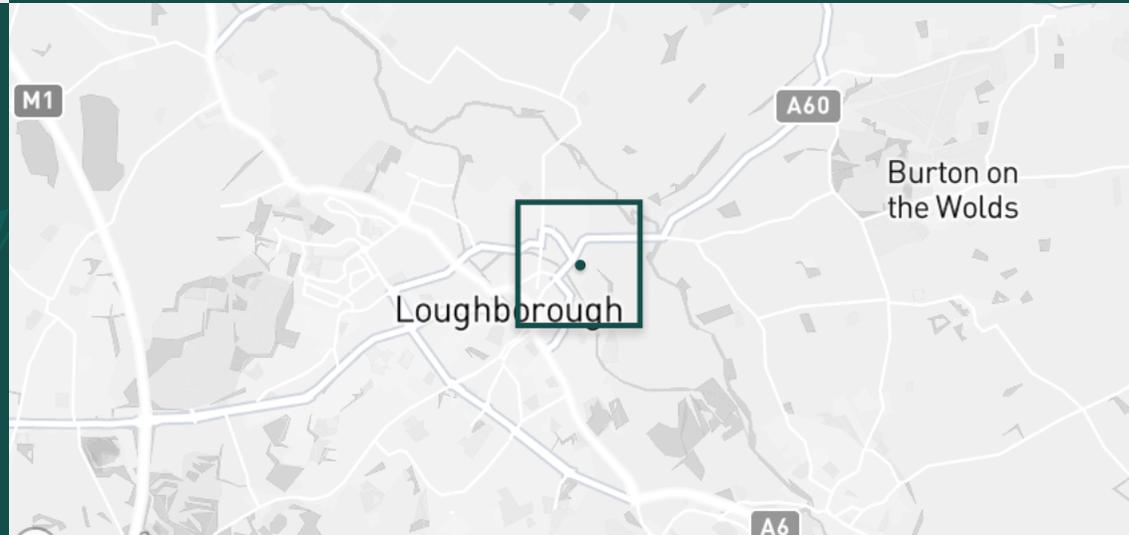
#### PRIMARY SCHOOLS

Rendell Primary School	0.5 mi
Cobden PS	0.9 mi
Fairfield Preparatory Sch	1.0 mi
St Marys Catholic PS	1.2 mi
Loughborough Grammar Sch	1.4 mi

#### HIGH SCHOOLS

Limehurst Academy	0.6 mi
Loughborough Grammar Sch	1.4 mi
Our Lady's Convent Sch	1.4 mi
Loughborough High Sch	1.4 mi
RNIB College Loughborough	1.4 mi

Discover  
*Loughborough*



- ✓ Swimming Pool
- ✓ Underfloor Heating
- ✓ High-spec Gym
- ✓ Third Floor
- ✓ Concierge Service
- ✓ Allocated Parking





Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Bathroom



Hallway



Hallway



Reception



Reception



Swimming Pool



Swimming Pool



Gym



Gym



The Gate



Waterside Village

**Available**  
From 01/05/2025

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Allocated

**Postcode**  
LE11 1GJ

**Rent**  
£1,150 pcm

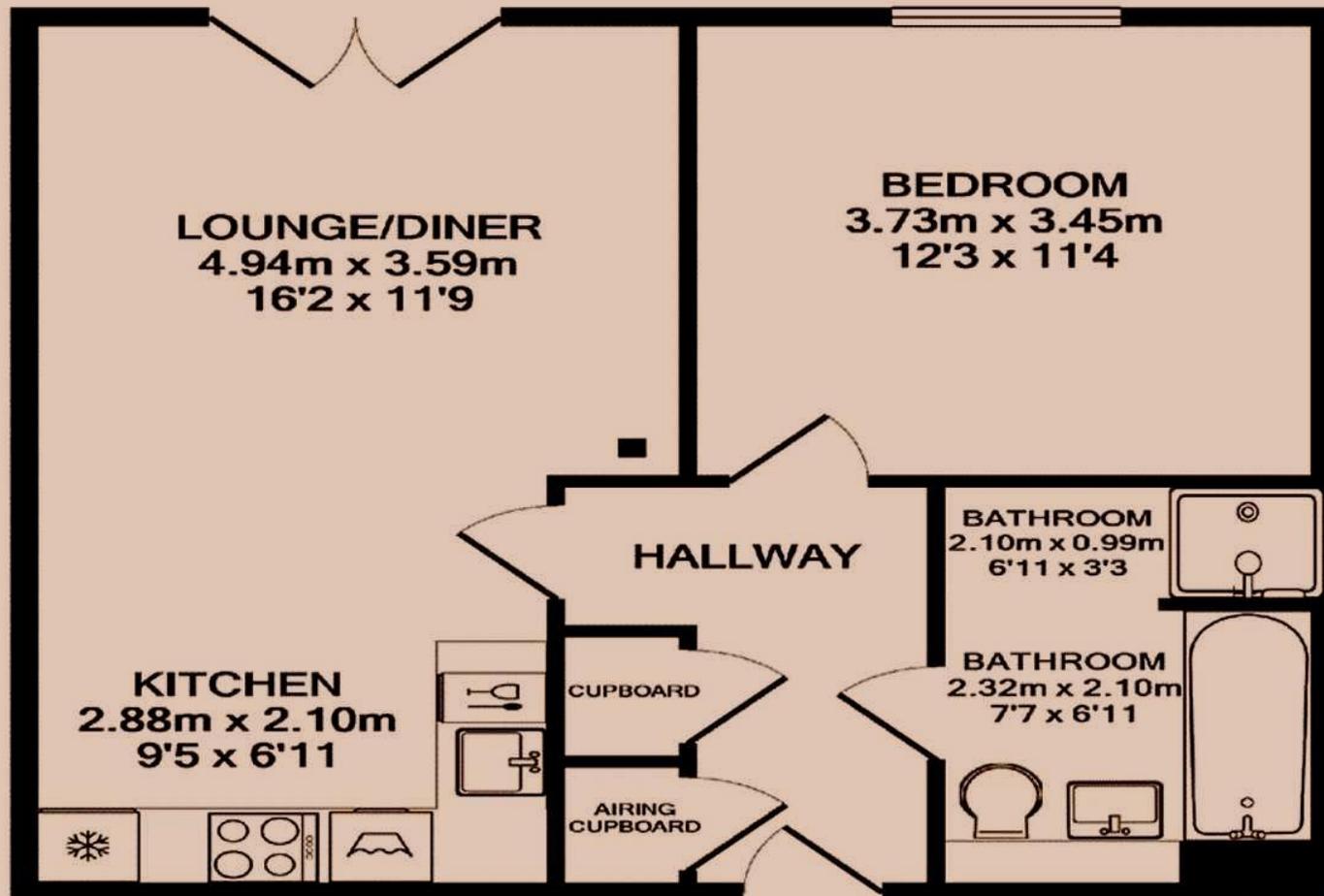
**Deposit**  
£1,320

**EPC**  
84 | B

**Council Tax Band**  
C

**ID**  
#14902

**Updated**  
15/04/2025



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# Huntleys

