

A rooftop terrace with modern outdoor furniture and a glass-enclosed area. The terrace is paved with large, light-colored tiles. In the foreground, there is a round table with four chairs. To the right, there is a rectangular table with four chairs. In the background, there is a glass-enclosed area with a black frame. The sky is clear and blue. The text 'The Wharf' is written in a large, white, cursive font, and 'Loughborough' is written in a smaller, white, sans-serif font below it.

# *The Wharf*

## Loughborough

2 Bed 1st Floor Apartment • LE11 1GN • £1,400 pcm • £1,600 Deposit



## The Wharf, Loughborough

Soon available to let at THE WHARF. Set in the highest specification development that Loughborough has to offer. This premium, two double-bedroom third-floor apartment is soon ready for occupation. In the developer's own words, "Residents can enjoy waterside living at its best, with free access to The Wharf's gymnasium, fitness studio, communal office space, rooftop terrace and concierge service. Each apartment comes with allocated parking space(s) and The Wharf offers easy access to Loughborough's town centre and train station. The Waterside Village offers the perfect live, work and play living experience". All photos, video tours & floor plans are of a showhome 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 Juliet Balcony overlooking the countryside and car park.

### 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 double bedroom with benefits of an ensuite shower room featuring floor-to-ceiling window. Wood effect flooring and exposed brick completes the look.

### Bedroom Two

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

### 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.

### Parking

Allocated parking within The Waterside Village gated car park, for two cars.

### Gym

Residents have use of a communal gymnasium, including high-spec equipment.

### Rooftop Terrace

For The Wharf residents to enjoy a stunning rooftop terrace overlooking Loughborough and the countryside.

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

### Energy Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 / Diner



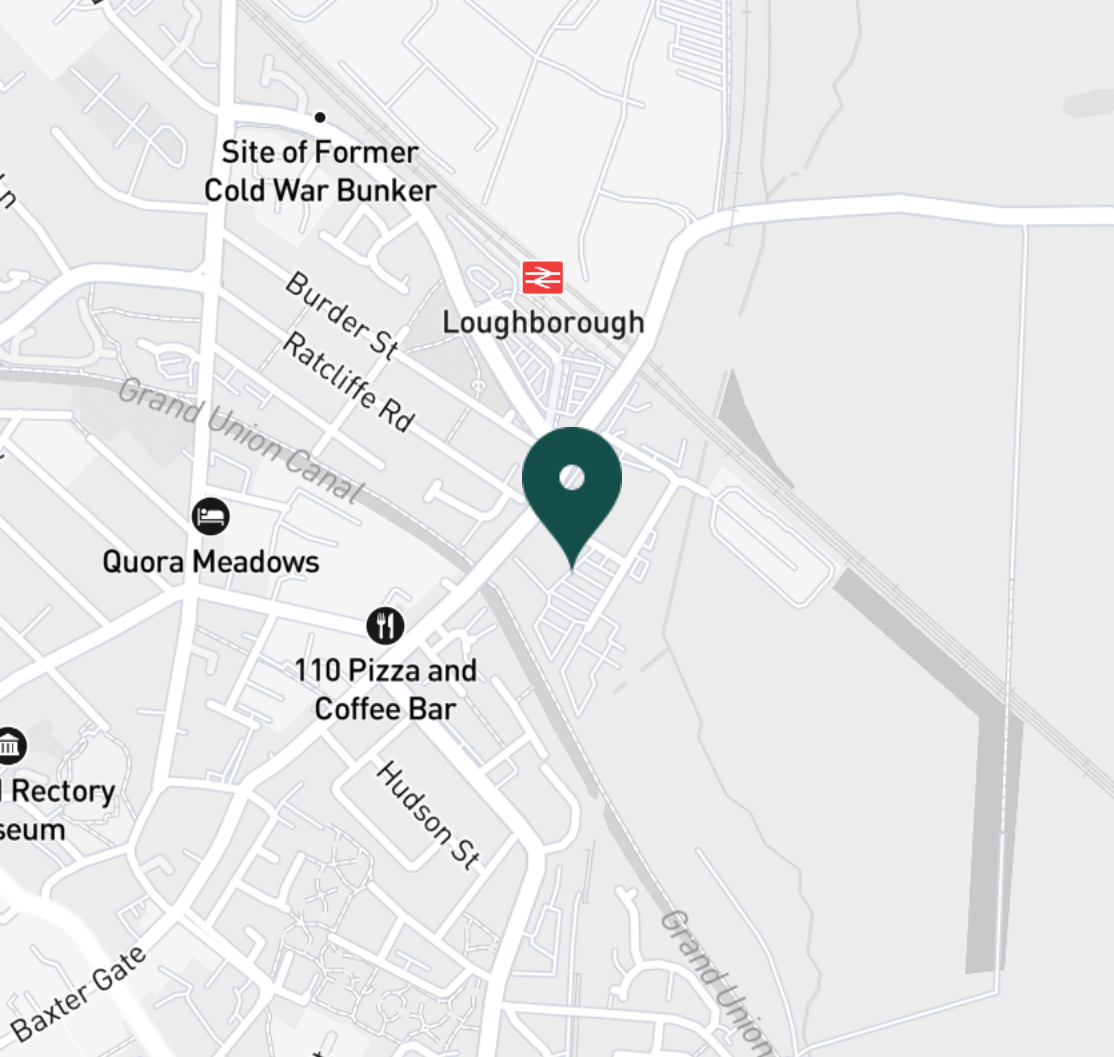
Kitchen



Kitchen



Kitchen



#### SUPERMARKETS

Marks & Spencer	0.7 mi
Tesco Superstore Loughborough	0.8 mi
Aldi Loughborough	1.0 mi
Lidl Loughborough	1.1 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	0.8 mi
NPC Performance Centre	0.9 mi

#### TRAIN STATIONS

Loughborough	0.3 mi
Barrow upon Soar	3.8 mi
Sileby	5.9 mi
Syston	10.0 mi
East Midlands Parkway	10.5 mi

#### NURSERY SCHOOLS

Cobden Childrens Centre	0.6 mi
Babblebrooke Day Nursery	0.6 mi
Lime Tree Nursery	0.8 mi
Small World Nursery	1.0 mi
Emmanuel PS	1.2 mi

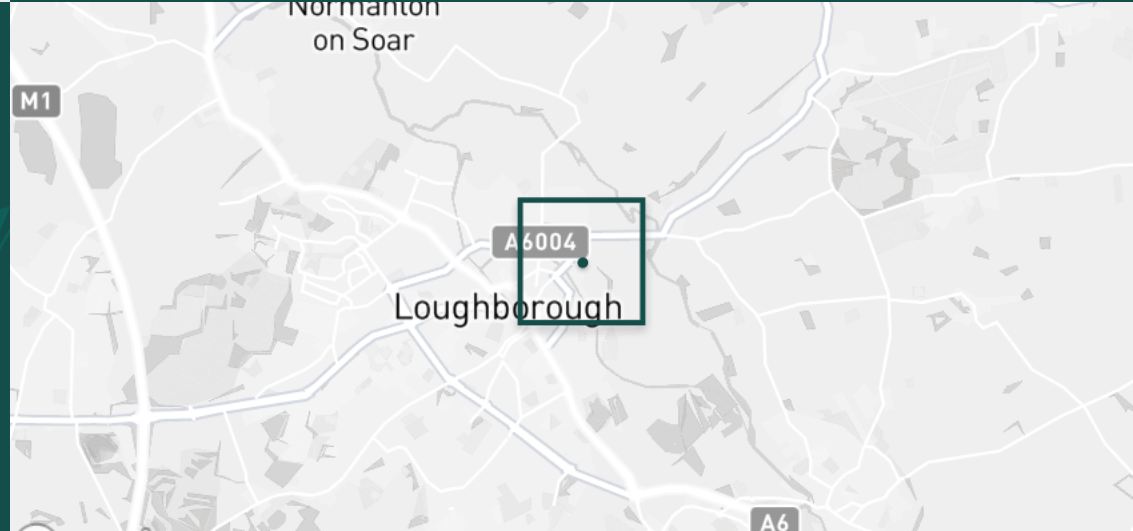
#### PRIMARY SCHOOLS

Rendell Primary School	0.4 mi
Cobden PS	0.9 mi
Fairfield Preparatory Sch	0.9 mi
St Marys Catholic PS	1.2 mi
Loughborough Grammar Sch	1.3 mi

#### HIGH SCHOOLS

Limehurst Academy	0.5 mi
Loughborough Grammar Sch	1.3 mi
Our Lady's Convent Sch	1.3 mi
Loughborough High Sch	1.3 mi
RNIB College Loughborough	1.5 mi

Discover  
*Loughborough*



- ✓ Modern Apartment
- ✓ High-spec Gymnasium
- ✓ Rooftop Terrace
- ✓ Two Double Bedrooms
- ✓ Ensuite
- ✓ Third Floor
- ✓ Allocated Parking
- ✓ Loughborough





Lounge / Diner



Lounge / Diner



Lounge / Diner



Lounge / Diner



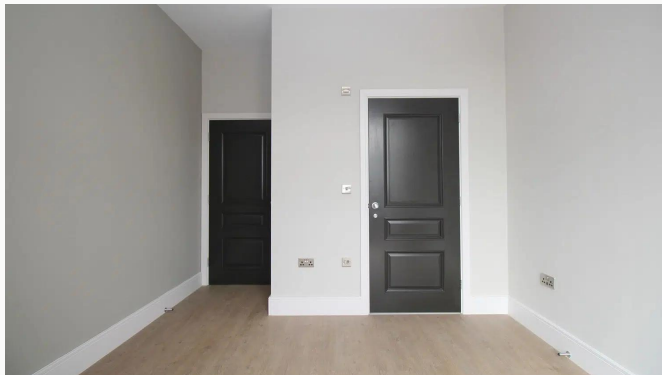
Lounge / Diner



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Ensuite



Ensuite



Bedroom Two



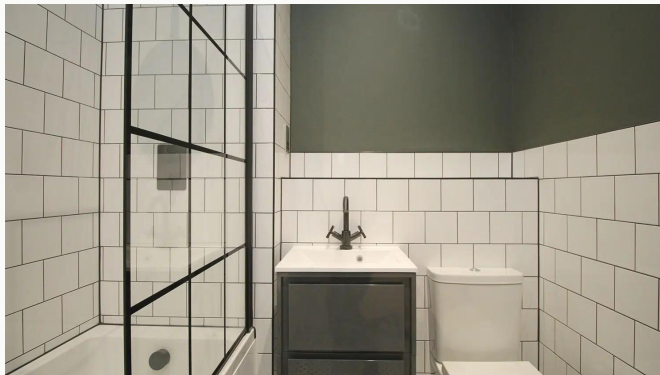
Bedroom Two



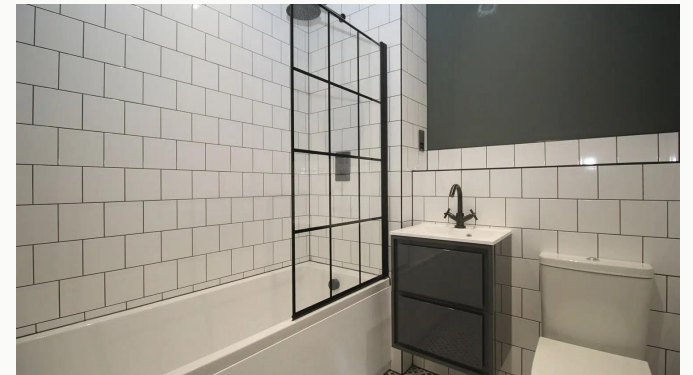
Bedroom Two



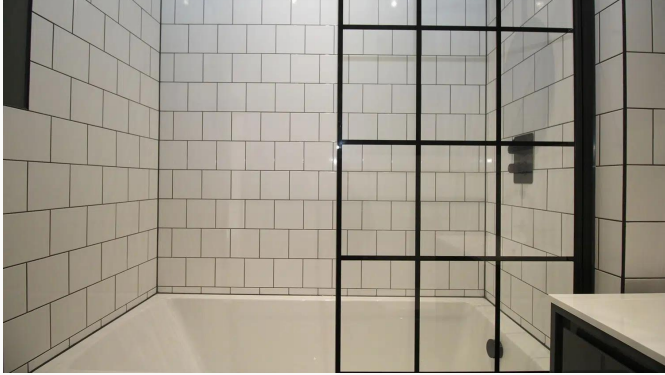
Bedroom Two



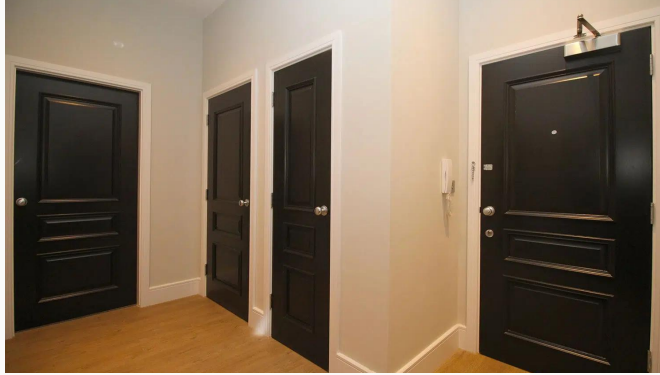
Bathroom



Bathroom



Bathroom



Hallway



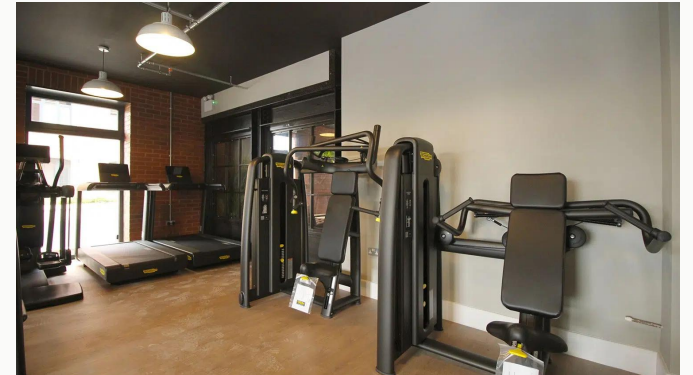
Gym



Gym



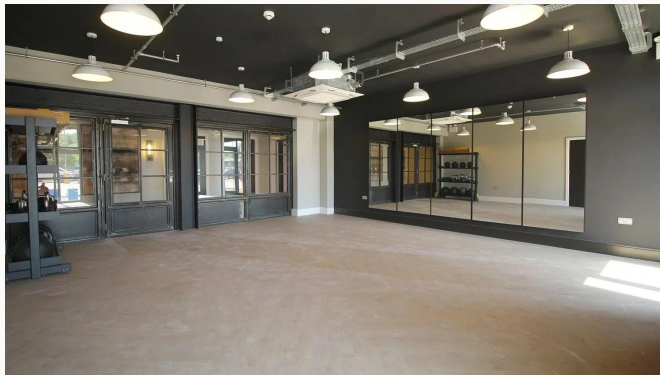
Gym



Gym



Fitness Studio



Fitness Studio



Reception



Reception



Reception



Reception



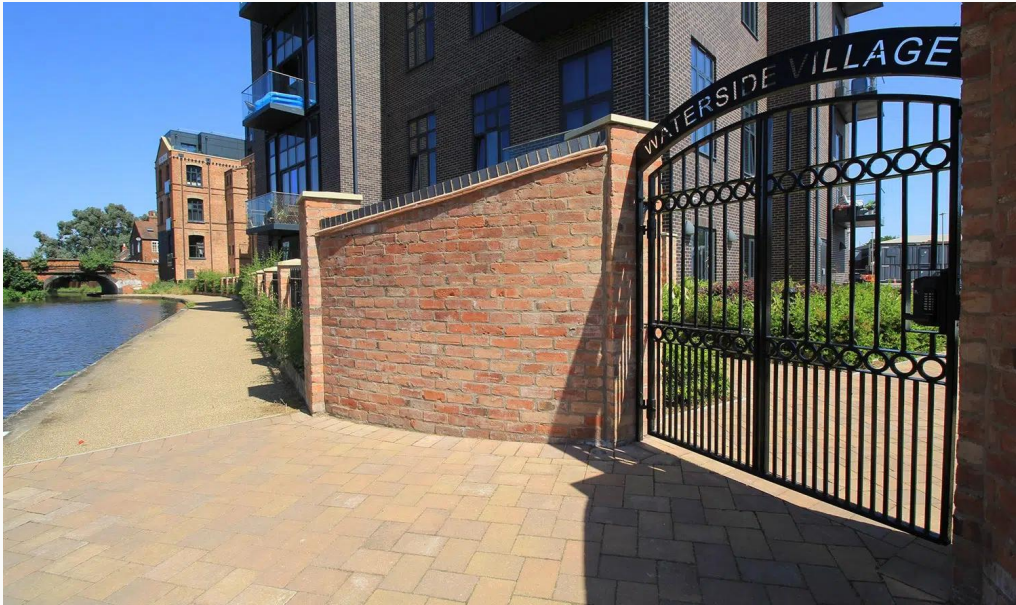
Rooftop Terrace



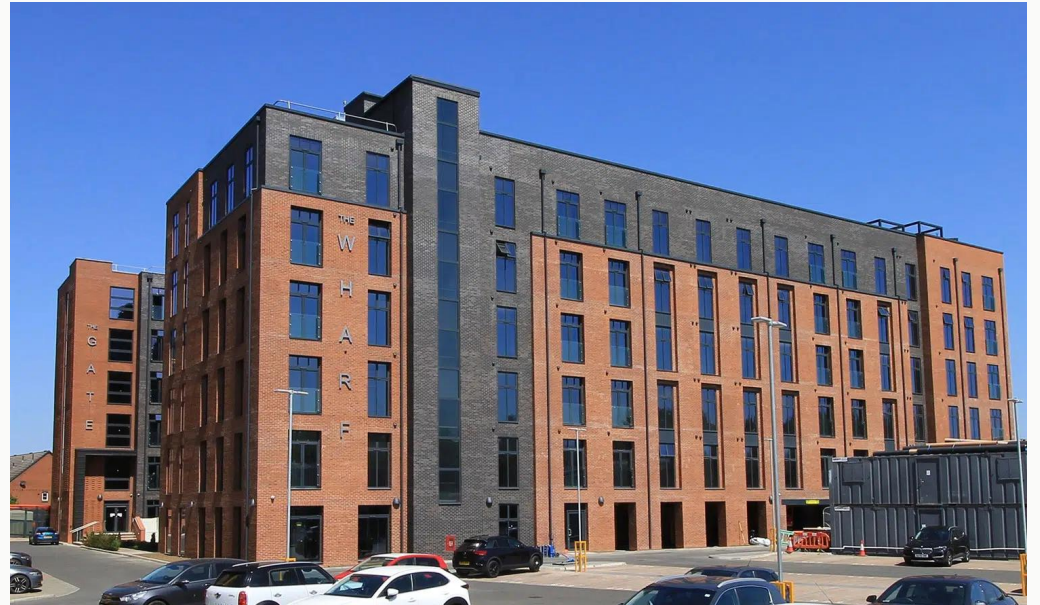
Rooftop Terrace



Canal Terrace



Canal Terrace



The Wharf

**Available**  
From 17/07/2024

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Allocated

**Postcode**  
LE11 1GN

**Rent**  
£1,400 pcm

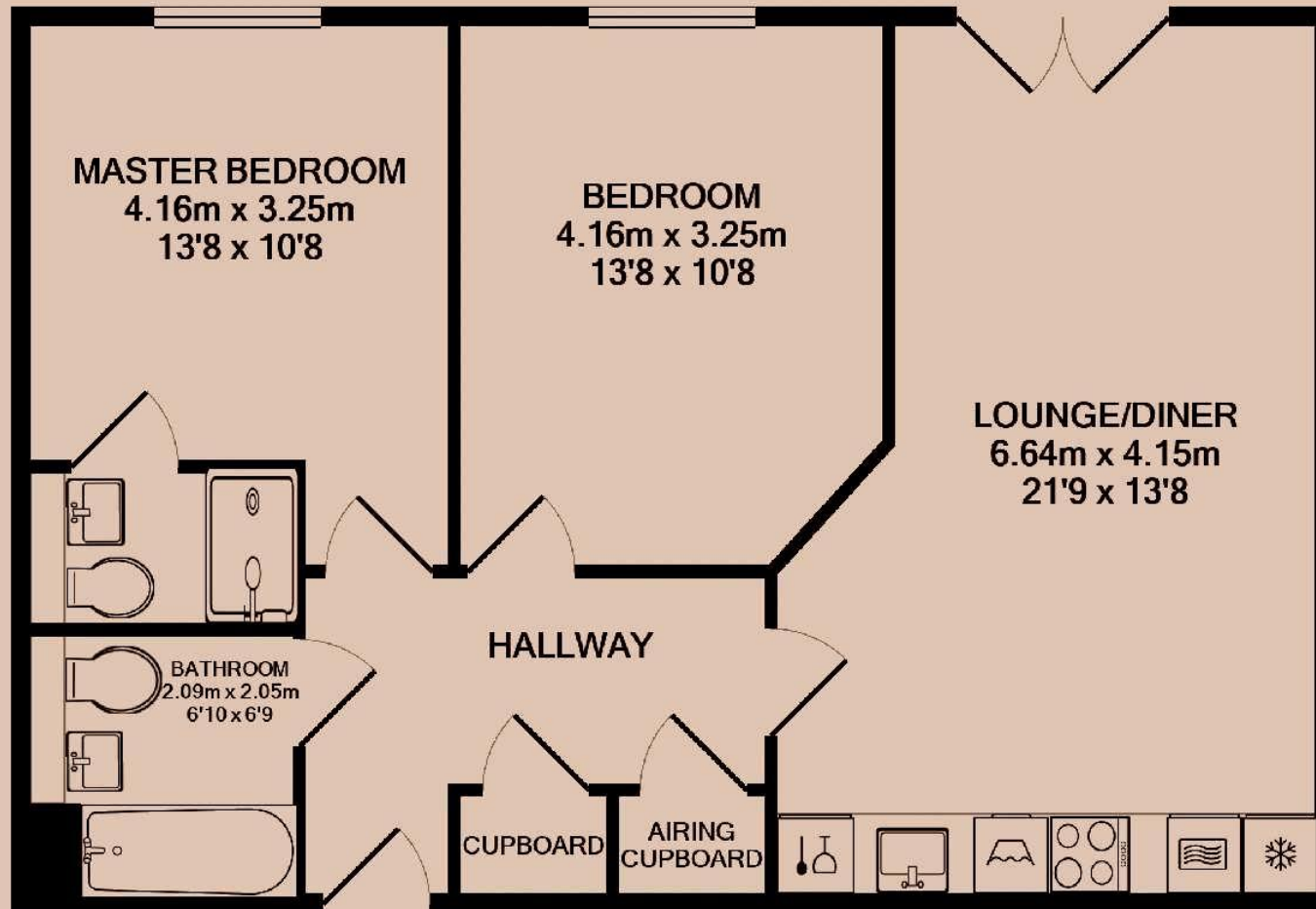
**Deposit**  
£1,600

**EPC**  
76 | C

**Council Tax Band**  
B

**ID**  
#10939

**Updated**  
19/06/2024



# *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.



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