

The Gate

WATERSIDE VILLAGE



LOUGHBOROUGH





A TRULY UNIQUE

Waterside Living

EXPERIENCE





*A Place to
Live, Work + Play*



The Gate Development

The Gate represents an exciting opportunity to live in the heart of Loughborough's new Waterside Village.

Canal living is set to take centre stage at Waterside Village, which will include three new residential developments, including The Mill, The Gate and The Wharf.

The Gate offers the same quality of lifestyle interiors as The Mill, including exposed brickwork and high ceilings, sitting perfectly alongside the new, modern features inside the 64, high-quality, 1 and 2 bed apartments, which all come with a 10-year LABC warranty and new 250 year lease.

Residents can enjoy waterside living at its best, with free access to The Gate's gymnasium, communal office space, luxury swimming pool and concierge service. Each apartment comes with allocated parking space(s) and The Gate offers easy access to Loughborough's town centre and train station.

As well as the superb living spaces, The Gate offers residents a truly relaxing waterside lifestyle. Private canalside garden areas provide opportunities for communal gatherings, such as barbecues, or to sit, chat, unwind and watch the world go by.

Residents also benefit from direct access to canal moorings, making Waterside Village a truly unique place to call home.

The Gate Lifestyle

As part of The Waterside Village, life at The Gate offers superb health and fitness facilities, as well as, excellent co-working space for residents to live, work and play.



Gymnasium

Located on the ground floor, all residents have free access to their own fully-equipped gym facility, using the very latest Technogym equipment to cater for all levels of fitness.





Swimming Pool

Located next to the gymnasium, residents will also have free access to their own 12.5m swimming pool with changing facilities and showers. The pool, with a Crittall style glazed wall view through from the gym, adds a touch of luxury to The Gate lifestyle living.



Co-working Space

The communal workspace offers a quiet spot to focus, with a mix of individual and shared desk space. Residents also have free access to shared kitchen facilities.

Work hard, but first, coffee!



Concierge Service

On hand with a personal touch. Helping residents with all their everyday requirements.

Collecting deliveries, ensuring the building and grounds are immaculate, and monitoring security for everyone's comfort and reassurance.

Interior Design

All communal areas are specially designed by award winning interior designers to the same high standards found in The Mill.



Stylish 1 and 2 Bed Apartments

Designed with a cool simplicity and bursting with character, each apartment features an eclectic mix of carefully curated textures, materials and finishes. Exposed brickwork walls, with tall ceilings and feature columns, paying homage to the area's industrial past.

This has been combined with bespoke kitchen design and high quality finishes throughout. Each apartment also has its own balcony and allocated parking space(s).



High Quality Finishes

INTERNAL DOORS / WINDOWS

Bespoke panelled timber doors throughout.
High-quality brushed chrome ironmongery.

EXTERNAL DOORS / WINDOWS

Aluminium French doors to balconies /
Aluminium windows

LIGHTING & ELECTRICAL

Feature track lighting to kitchen areas.
LED downlights to kitchen units.
LED downlights to entrance hall and
bathrooms.
Sockets and lighting switch plates
finished in chrome.
Data and TV points in all living rooms and
bedrooms.
All apartments wired for SKY Q
BT to all living areas.

RESIDENTS' AMENITIES

Daily concierge service on-hand for all
residents.

Residents have free access to:

- Resident's gym.
- Resident's swimming pool.
- Hot-desk office co-working space.
- Communal canalside garden, courtyard
garden and canal boat moorings.

KITCHEN SPECIFICATION

Bespoke Onyx grey Italian designer
kitchen, wall units with bespoke
composite worktop.
Inset sink with single lever mixer tap.
Ceramic brick-tiled splash back.
Caple double electric oven
Caple ceramic hob
Caple integrated fridge/freezer
Caple integrated dishwasher
Caple integrated washer/dryer

HEATING AND COOLING

Underfloor heating throughout all
apartments, complete with individual
room control.

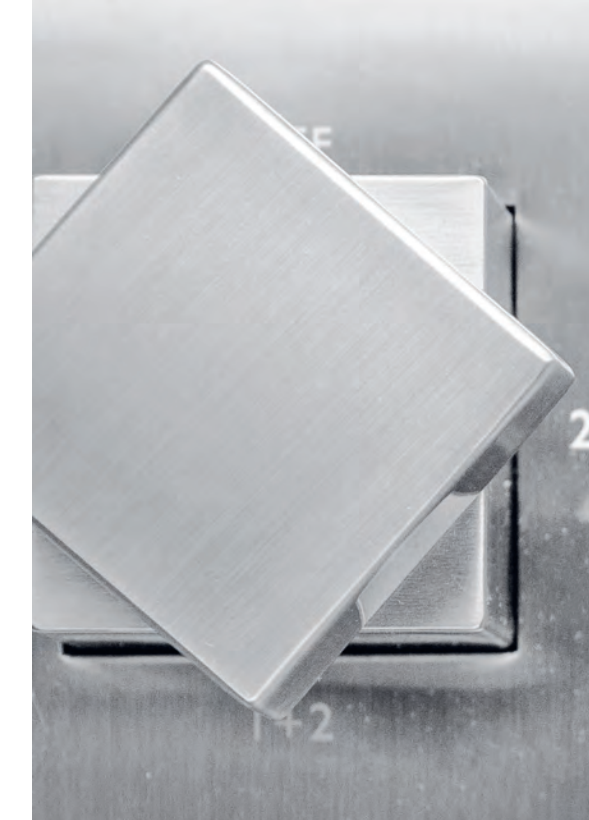
SECURITY

CCTV monitoring to all external areas,
gym, office and pool.
Access control to all building entrances.
Intruder alarm to ground floor
apartments only.

FLOORS

Luxury vinyl acoustic wood-effect
flooring to hallway, living room, kitchen
and bedrooms.
Ceramic tiling to all bathrooms.

SOLLUS HOMES RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WHERE NECESSARY





Bathrooms

BATHROOM AND EN-SUITE

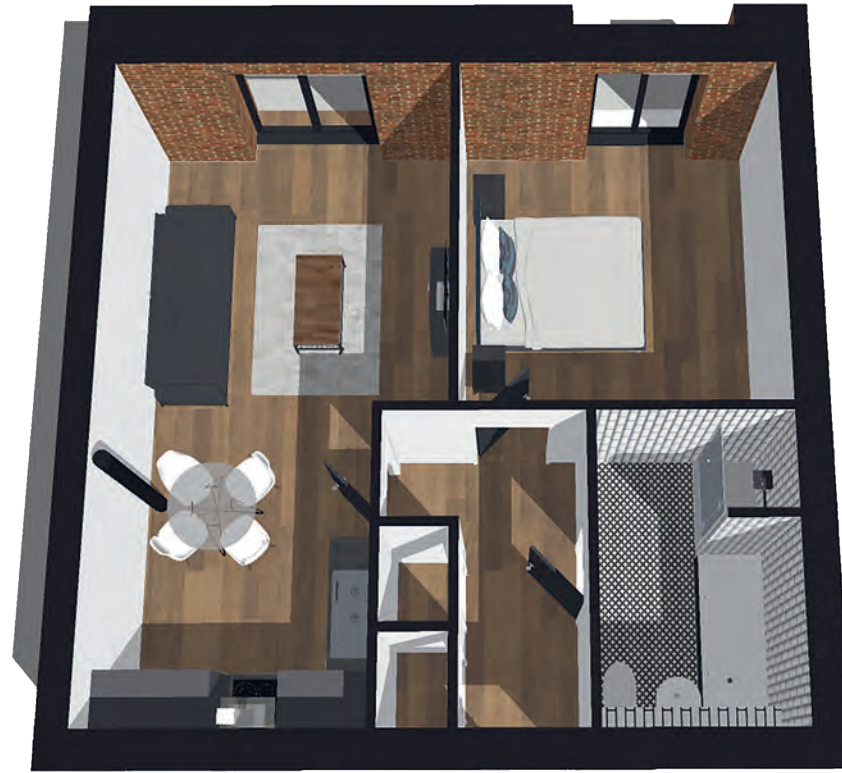
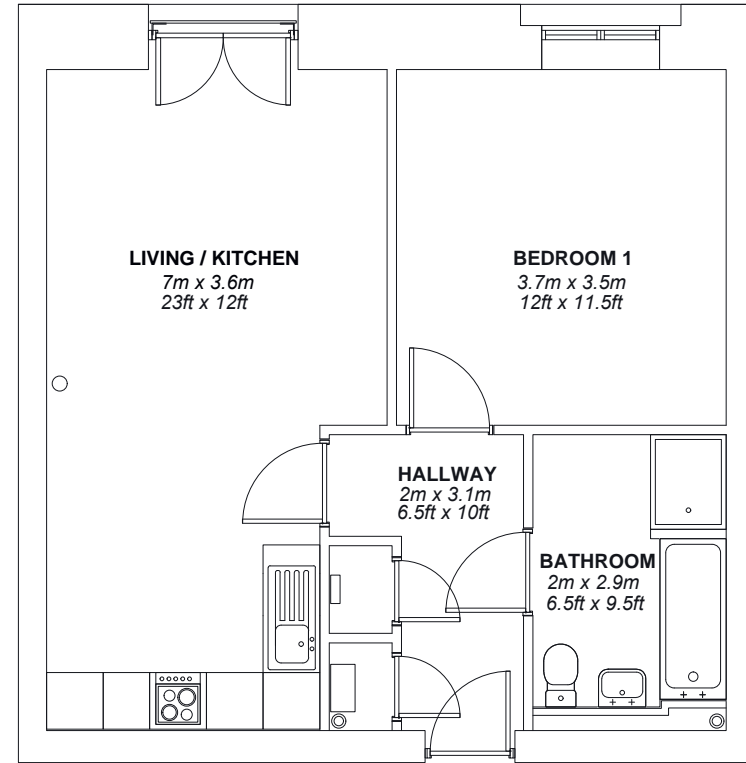
Under floor heating
Ceramic designer floor tiles.
White ceramic brick tiles to wall & shower areas.
White enamel basin with wall-hung vanity unit.
Chrome mixer taps.

Chrome wall-mounted shower.
Close coupled WC with soft-close seat and dual-flush plate.
White enamel top mounted bath.
Anthracite towel rail with heated wall panel.
Chrome shower door.

Apartment Type 1

Area 540sqft | 1 Bedroom, 1 Bathroom

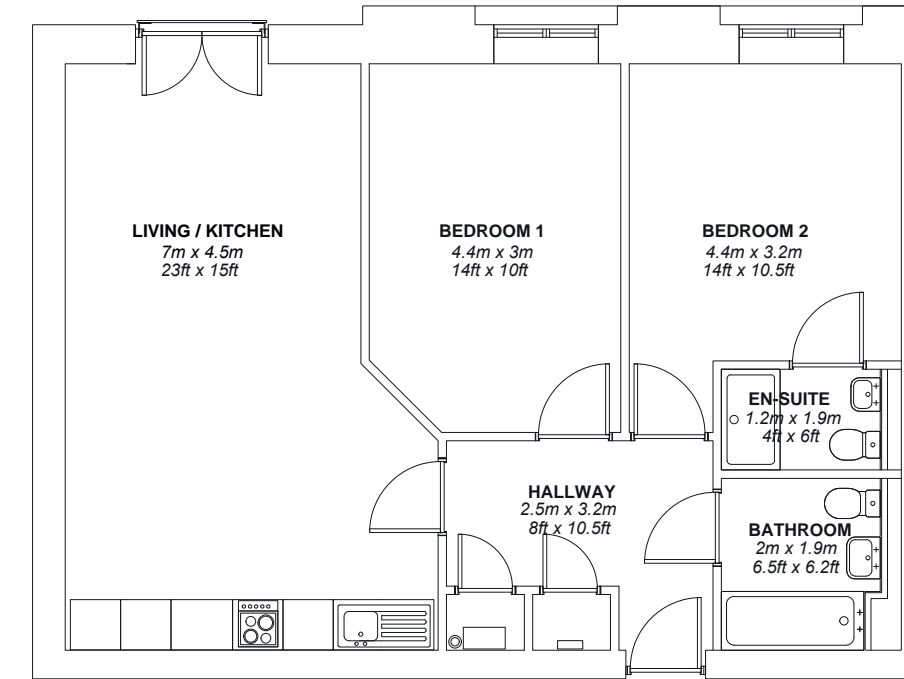
Open plan living/kitchen area | Juliette balcony | Exposed brickwork walls with feature column and high ceilings | Allocated Parking space(s)



Apartment Type 2

Area 750sqft | 2 Bedrooms, 2 Bathrooms

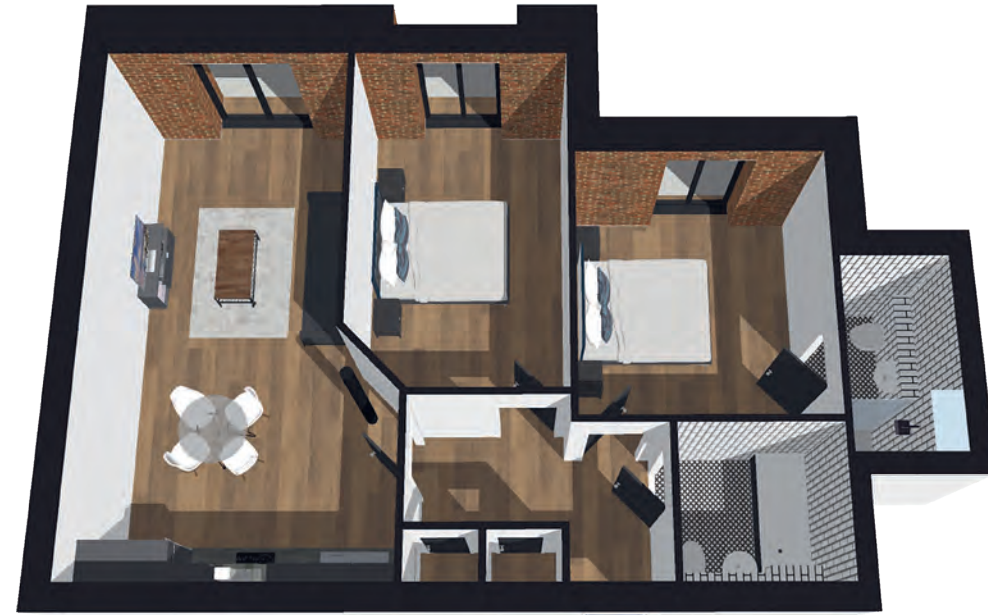
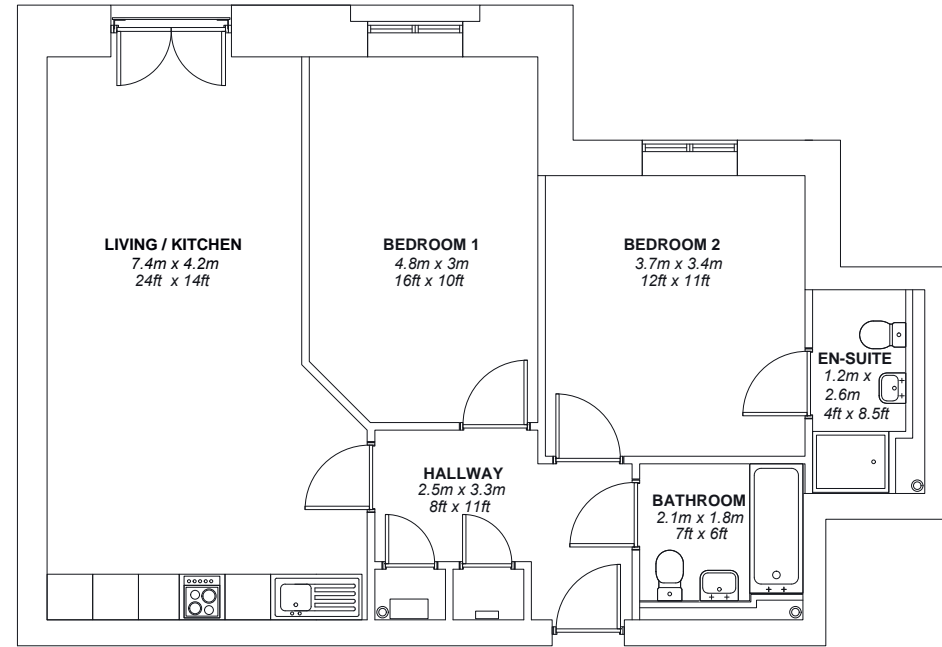
Open plan living/kitchen area | Juliette balcony | Exposed brickwork walls with feature column and high ceilings | Allocated Parking space(s)



Apartment Type 3

Area 778sqft | 2 Bedrooms, 2 Bathrooms

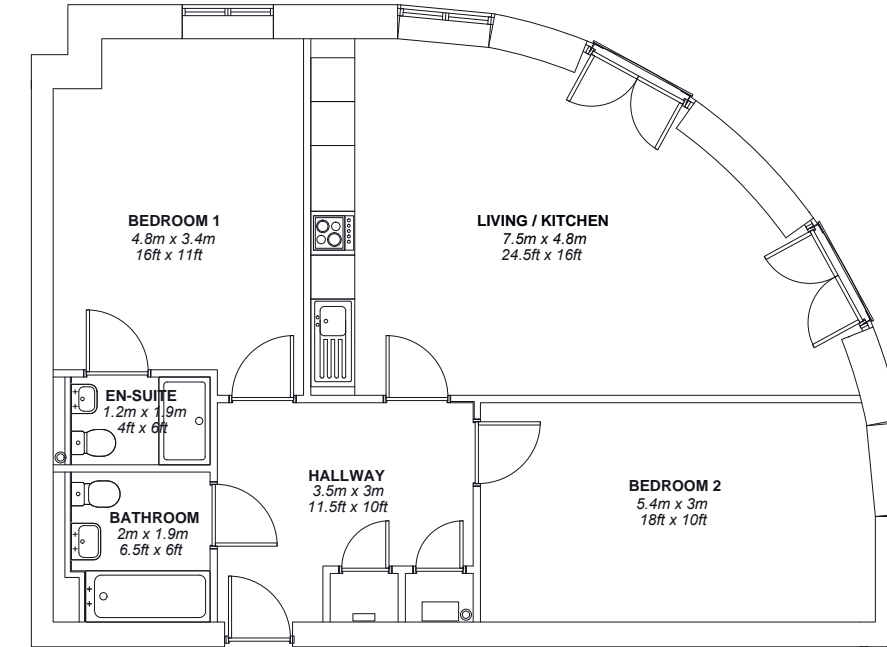
Open plan living/kitchen area | Juliette balcony | Exposed brickwork walls with feature column and high ceilings | Allocated Parking space(s)



Apartment Type 4

Area 862sqft | 2 Bedrooms, 2 Bathrooms

Open plan living/kitchen area | 2 Juliette balconies | Exposed brickwork walls with feature column and high ceilings | Allocated Parking space(s)





Waterside Village

Loughborough

The market town of Loughborough is situated in the heart of central England. As well as having easy access to the beautiful surrounding countryside, such as Charnwood Forest, it is also well connected to many other places, including Leicester, Nottingham and Derby. Loughborough's close proximity to the M1 opens up additional destinations and international travel is also well catered for, with East Midlands Airport only 15 minutes away.

Loughborough's bustling town centre provides residents with a fantastic range of facilities within walking distance, including shops, restaurants, bars and cinema.



		
Loughborough	5mins	Leicester railway station 10 mins
Leicester city centre	22 mins	Nottingham station 9 mins
Nottingham city centre	29 mins	Derby railway station 22 mins
Derby city centre	29 mins	Birmingham new street 1hr 11mins
East Midlands airport	17 mins	London St Pancras International 1hr 20mins
Birmingham	1hr 3 mins	Manchester Piccadilly 2hr 17mins
Manchester	2hr 20 mins	
London	3hr 5 mins	



The Village

The Gate is one of three residential developments to sit within Waterside Village, alongside The Mill which is complete and The Wharf, which is coming soon.

A vibrant, dynamic space, this unique development is designed to become the new gateway hub into Loughborough. Waterside Village offers residents their own urban play area, swimming pool, and gyms. The train station and canalside garden area are all within walking distance of the facilities of Loughborough town centre, making it the perfect place to set up home and enjoy life to the fullest.

A PRESTIGIOUS COLLECTION OF

*64 luxury
1+2 bed apartments*

WATERSIDE LIVING | RESIDENT'S GYM,
SWIMMING POOL & CO-WORKING
SPACE | PARKING





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