



P R I M E R E S I D E N T I A L

P R E S E N T S

High Road, Loughton



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# High Road, Loughton



Elliott James Prime Residential are proud to showcase this charming apartment located on High Road in the desirable area of Loughton. This second-floor apartment boasts one reception room, one bedroom, and a well-appointed bathroom, making it the perfect cosy retreat for a single professional or a couple.

As you step into the apartment, you'll be greeted by an abundance of natural light that fills the space, creating a warm and inviting atmosphere. The property is incredibly spacious, offering ample room for comfortable living without feeling cramped.

One of the standout features of this apartment is the large private balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the views of the surrounding area. The balcony provides the perfect spot for al fresco dining or simply soaking up the sunshine on a lazy weekend.

Convenience is key in this complex, with lift access making it easy to reach your apartment without the hassle of stairs. The apartment comes unfurnished, allowing you the freedom to decorate and style the space to your taste and preferences.

Don't miss out on the opportunity to make this lovely apartment your new home. With its prime location, generous living space, and charming balcony, this property offers a wonderful place to create new memories and enjoy the best that Loughton has to offer.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



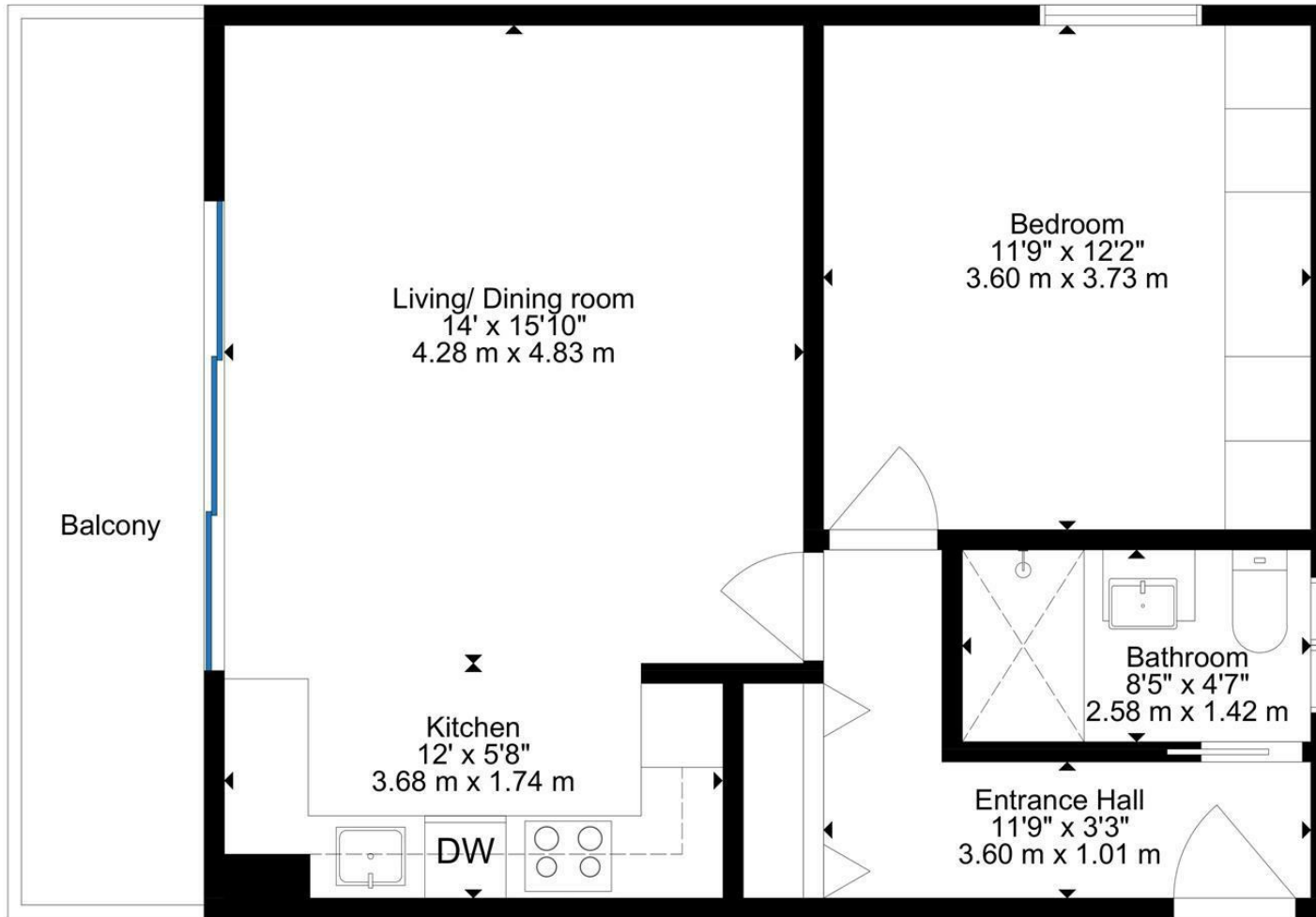
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 568.00 sq ft	Type Apartment - Third Floor	Style New Home
Bedrooms 1	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping Forest	Tax Band B

# PLANS

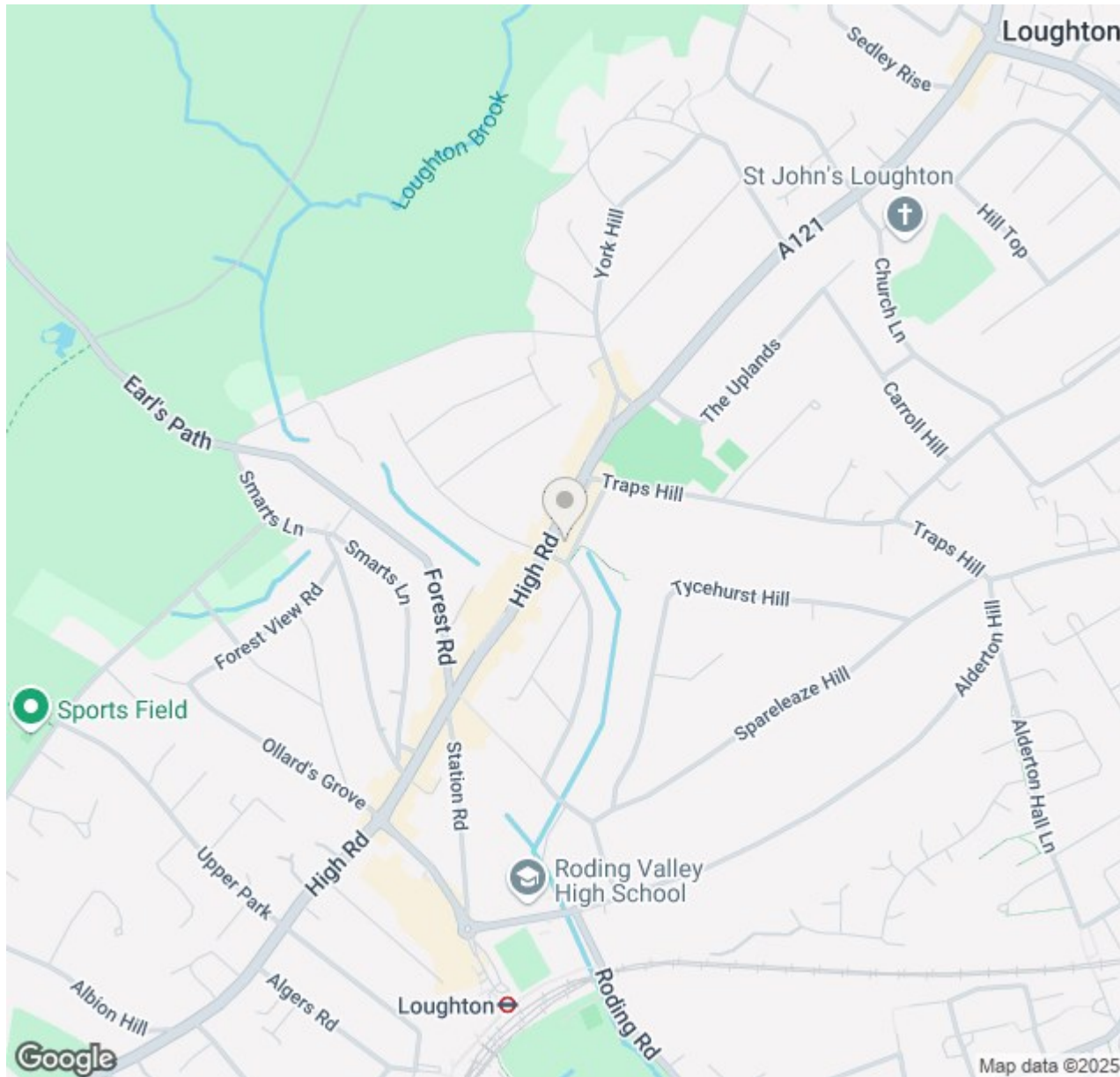


GROSS INTERNAL AREA  
TOTAL: 52 m<sup>2</sup>, 568 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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