



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

P R E S E N T S

Academy Way, Loughton





E | J



# Academy Way, Loughton



Welcome to this exquisite first-floor apartment located on Academy Way in Loughton. This modern, newly built property, completed in 2023, offers a perfect blend of contemporary living and comfort. The apartment features a spacious double bedroom, ideal for relaxation and rest.

As you enter, you will be greeted by an abundance of natural light that fills the open-plan reception area, creating a warm and inviting atmosphere. The well-designed layout ensures that every inch of space is utilised effectively, making it perfect for both entertaining guests and enjoying quiet evenings at home.

One of the standout features of this apartment is the private South East-facing patio terrace, spanning 108.7 sq ft, an ideal outdoor space for al fresco dining or simply unwinding in the fresh air. Additionally, residents will enjoy access to a private communal garden, exclusive to this block and not accessible to other buildings.

For added convenience, the property includes a private allocated space in an underground parking garage, complete with dedicated EV chargers. Double-glazed windows provide enhanced insulation, ensuring a comfortable and energy-efficient home all year round. The property also benefits from lift access, providing step-free entry from the street to the front door.

Conveniently situated close to local amenities and Loughton Station, this apartment is perfect for those who value accessibility and a vibrant community. Whether you are commuting into the City or exploring the charming surroundings of Loughton, you will find everything you need within easy reach.

This delightful apartment is an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality. With its modern finishes, private outdoor space, and prime location, it is sure to attract interest.



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.



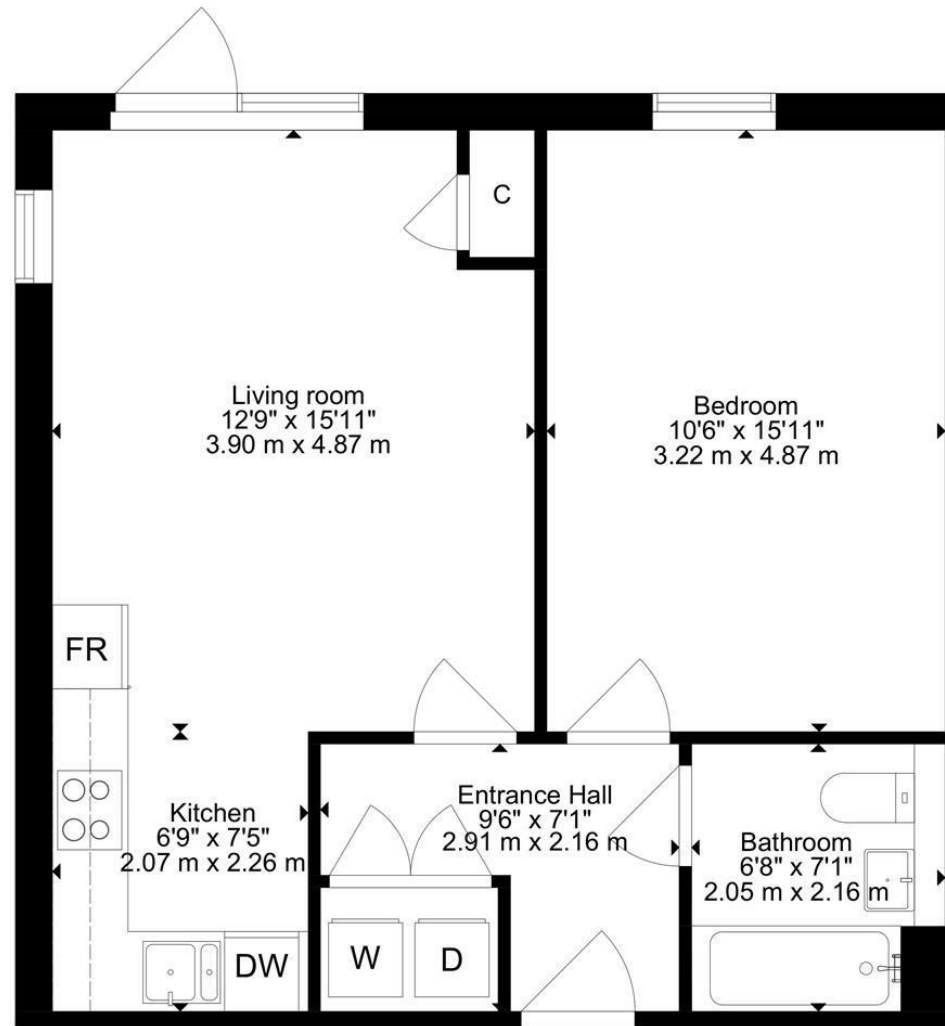
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 548.00 sq ft	Type Apartment - First Floor	Style New Home
Bedrooms 1	Receptions 1	Bathrooms 1
Tenure Leasehold - Share of Freehold	Local Authority Epping Forest	Tax Band C

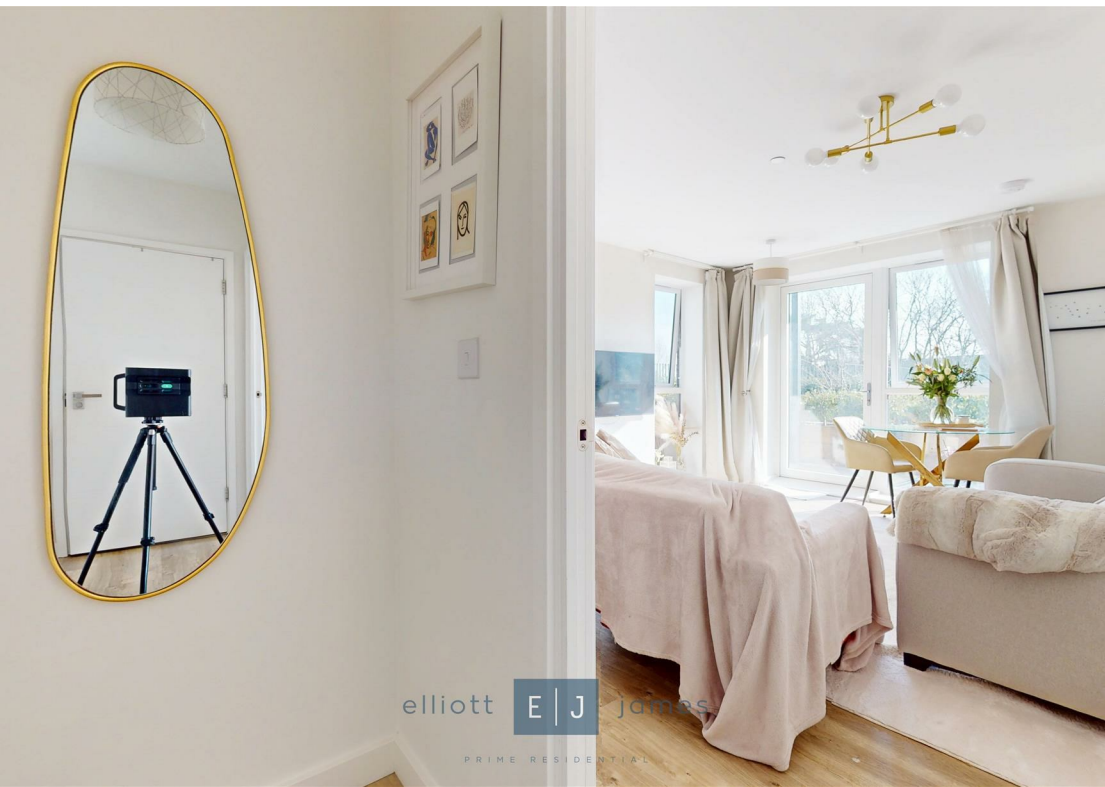
# PLANS



GROSS INTERNAL AREA  
TOTAL: 51 m<sup>2</sup>

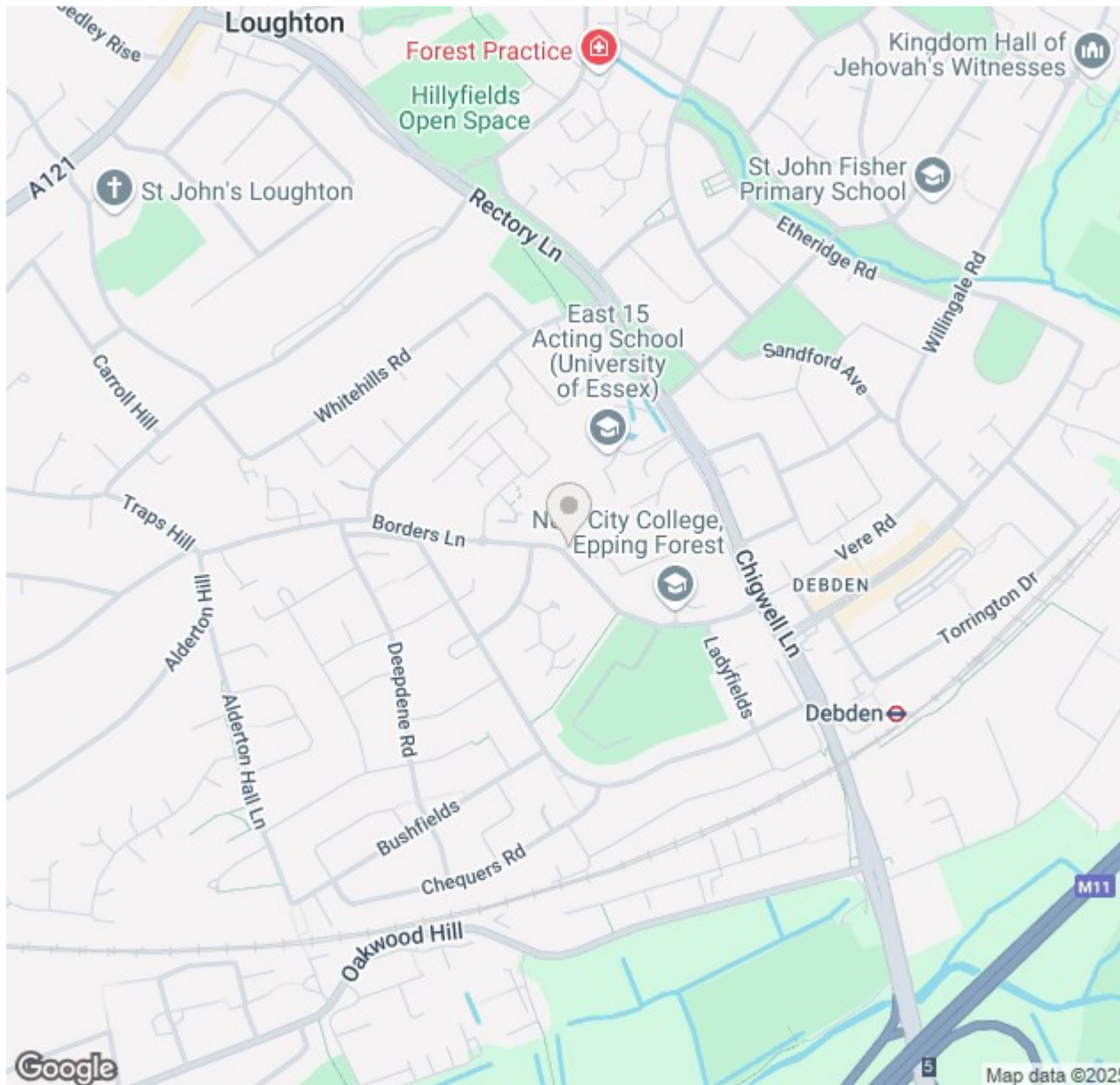
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		84	84
(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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