



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

P R E S E N T S

Luna Court, Loughton



Smott **E | J** james

PRIME RESIDENTIAL

Luna Court, Loughton

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****SELLER HAS OFFERED TO PAY FOR THE BUYER'S STAMP DUTY AS AN INCENTIVE**** The Elliott James team are delighted to offer this luxury two-bedroom, two-bathroom apartment situated within easy walking distance of Loughton High Road with its fantastic selection of fashion and social amenities as well as a newly renovated leisure centre, Loughton Central Line Station with direct links to Liverpool Street and The City and Epping Forest. The apartment was developed by Crest Nicholson in 2018 and offers the very best in finish and design.

The apartment is located on the 2nd floor and comprises of a bright entrance hall with two large utility/storage cupboards, two large double bedrooms one of which benefits from a modern shower en suite, a spacious family bathroom with heated towel rail and a fabulous open plan kitchen diner with integrated appliances and triple aspect windows/doors.

Further benefits include a spacious balcony with spectacular far-reaching views across the city of London, two allocated parking spaces, communal roof terrace, video phone entry system and a lift to all floors.

A viewing is highly recommended to fully appreciate this fabulous apartment. Viewings are strictly by appointment only.

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I feel proud and honoured to be part of such a fantastic local business. Having grown up in the area I bring a sense of local community and integration into my role. I have a passion for new technology and development and always ensure that this is reflected in the work we do for our clients. I strive to provide an exemplary level of service in all aspects of my role and ensure that all my clients are always satisfied.



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.

Frederick Cassford
contact@ejpr.co.uk
0208 0165 333

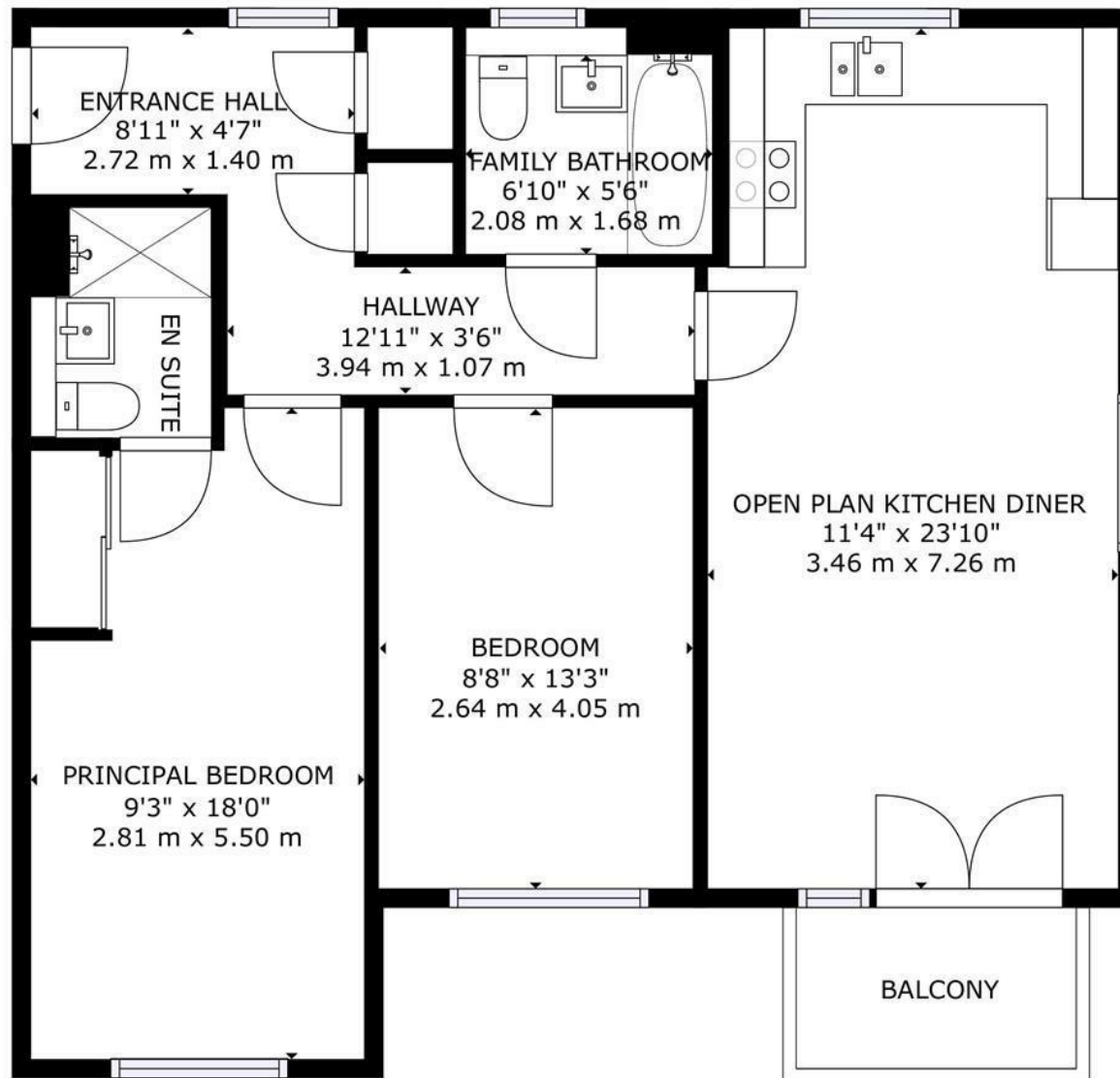
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Sqft 825.00 sq ft	Type Apartment - Second Floor	Style Modern
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest District Council	Tax Band E

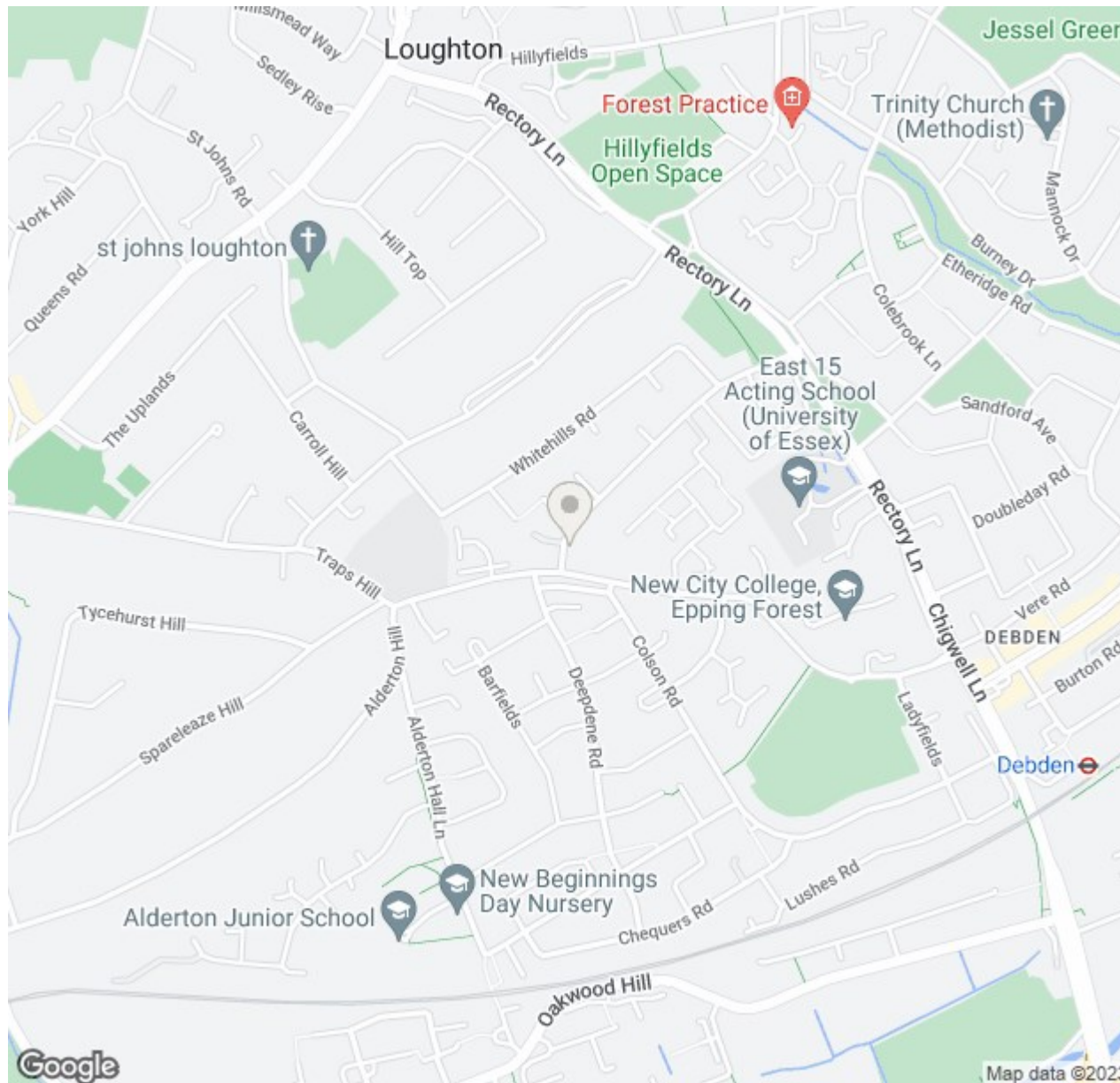
PLANS



GROSS INTERNAL AREA
TOTAL: 825 sq. ft, 77 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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