



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





elliott **E | J** jones



# Luna Court, Loughton



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 which can see canary wharf tower and is beautiful in the spring when the trees and flowers are blooming, two allocated parking spaces, communal roof terrace, video phone entry system and a lift to all floors, Service charge and ground rent are paid until end of august 2024. The apartments is very well insulated and results in low energy bills, brand new carpets have be installed in the principal bedroom and there are Luxury Vinyl Tiles throughout the flat. The vendor has also added a glass splash back to the kitchen. The neighbors are friendly and it's a pet friendly block. Within the block there is also a bike shed.

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



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.



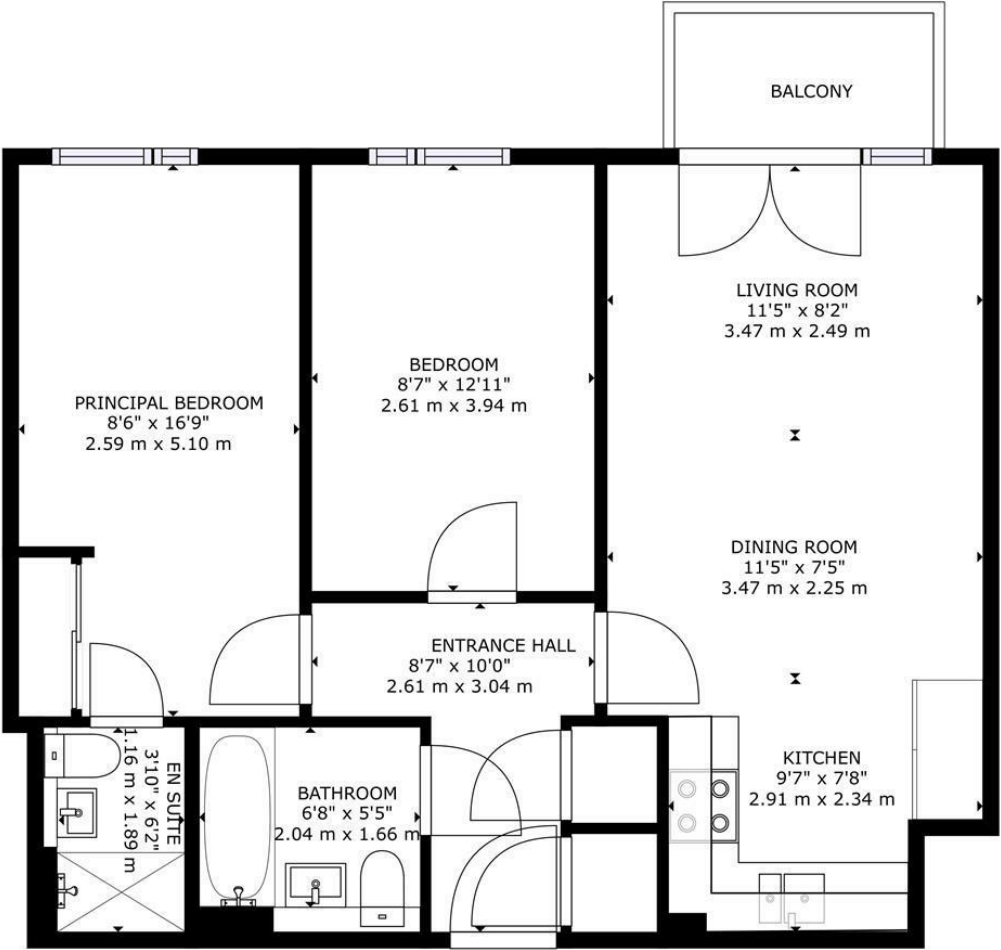
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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|----------------------|-------------------------------------|-------------------|
| Sqft<br>668.00 sq ft | Type<br>Apartment -<br>Second Floor | Style<br>New Home |
| Bedrooms<br>2        | Receptions<br>1                     | Bathrooms<br>2    |
| Tenure<br>Leasehold  | Local Authority<br>Epping Forest    | Tax Band<br>E     |

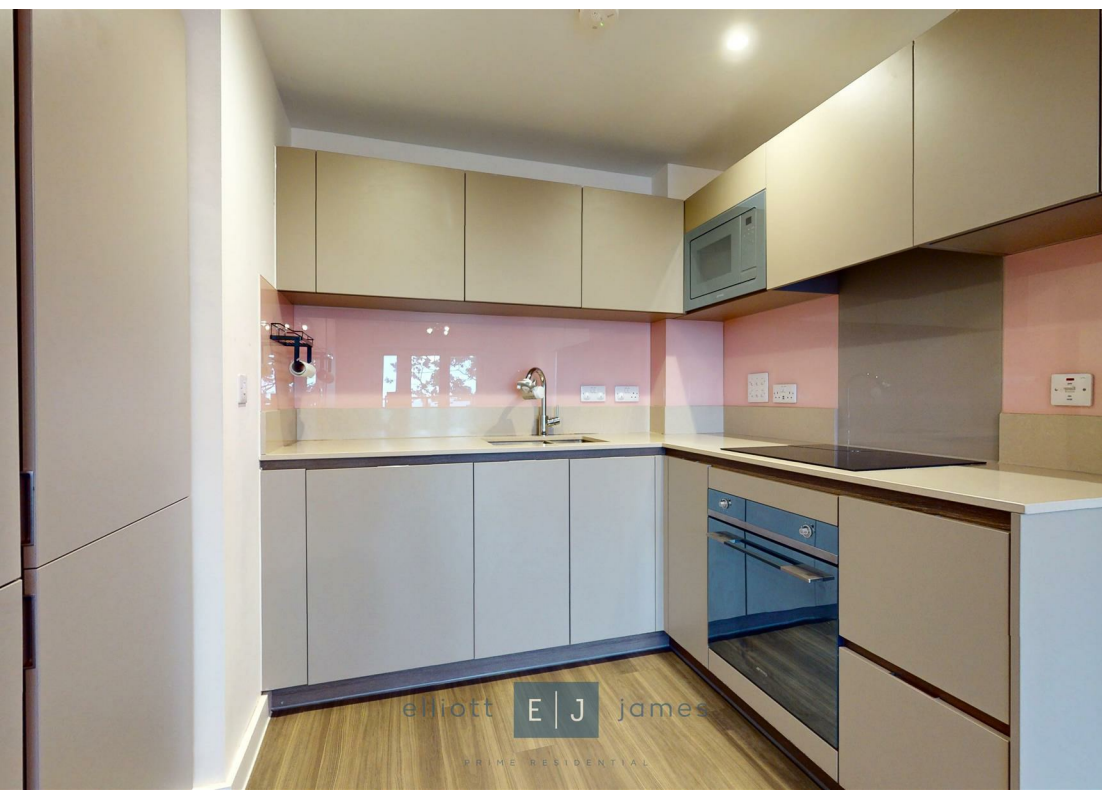
# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 668 sq. ft, 62 m<sup>2</sup>, EXCLUDED AREAS:  
BALCONY: 32 sq. ft, 3 m<sup>2</sup>  
TOTAL: 668 sq. ft, 62 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

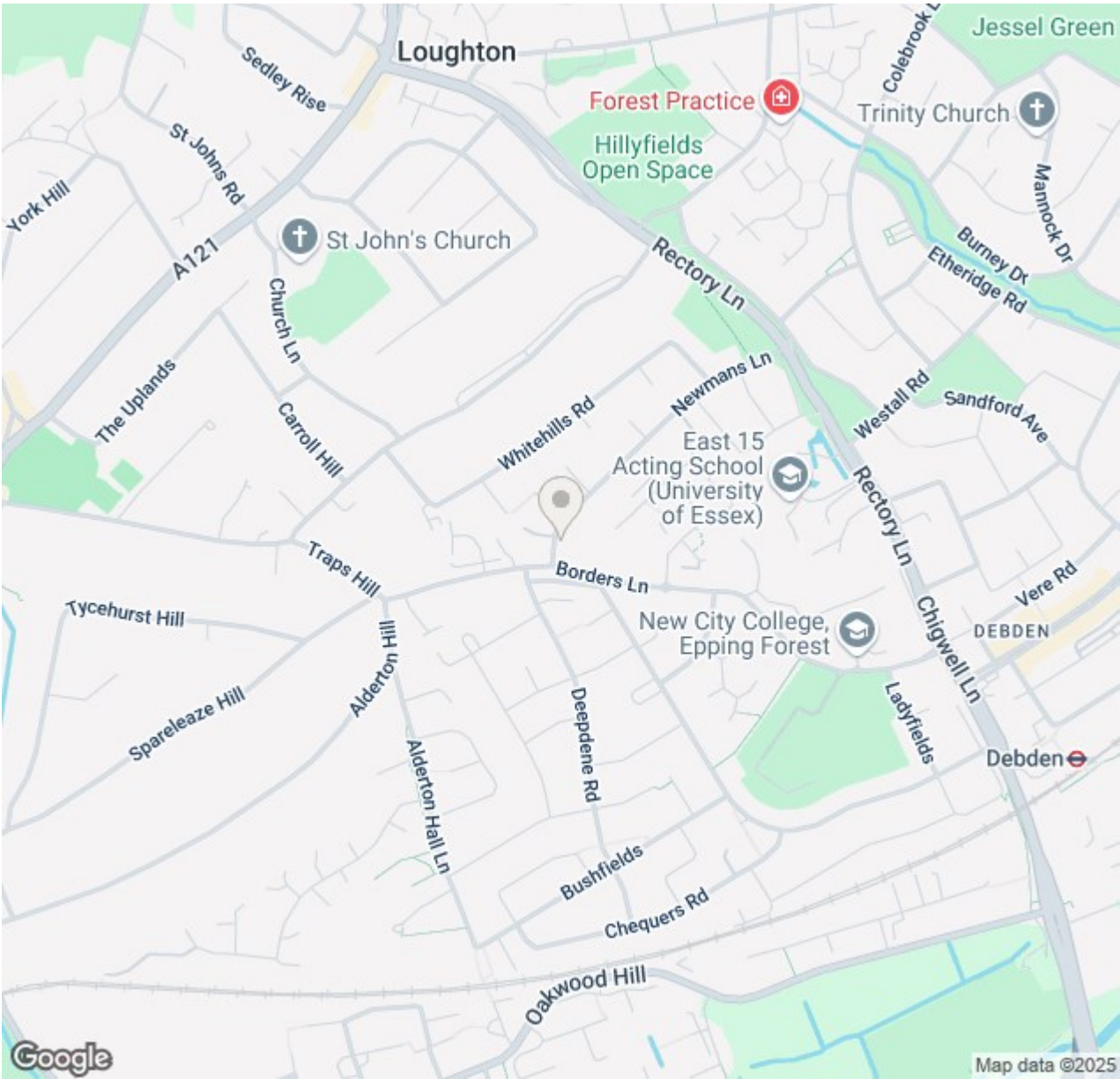
FLOOR 1







# MAP & EPC



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 86      | 86        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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