



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



Academy way, Loughton



Welcome to this stunning modern apartment located on Academy Way in Loughton, perfect for first-time buyers seeking a stylish and convenient living space. Situated on the third floor, this property boasts two well-proportioned bedrooms and two contemporary bathrooms, ensuring ample comfort for residents.

Built in 2023, the apartment features a bright and airy reception room that seamlessly connects to a private balcony, offering incredible views of the surrounding area—ideal for enjoying a morning coffee or unwinding after a long day. The modern design and high-quality finishes throughout create a welcoming atmosphere that is both functional and aesthetically pleasing.

One of the standout features of this property is its prime location. It is conveniently close to the underground station, making commuting to London and beyond a breeze. Additionally, the vibrant high street is just a short stroll away, providing easy access to a variety of shops, cafes, and restaurants.

For those with vehicles, the apartment includes allocated parking in a secure gated area, adding an extra layer of convenience and peace of mind. Residents can also take advantage of the beautifully maintained communal gardens, perfect for relaxing outdoors or enjoying a leisurely stroll.

This apartment is an exceptional opportunity for anyone looking to enter the property market in a desirable area. With its modern amenities, prime location, and stunning views, it is sure to impress. Don't miss your chance to make this wonderful apartment your new home.



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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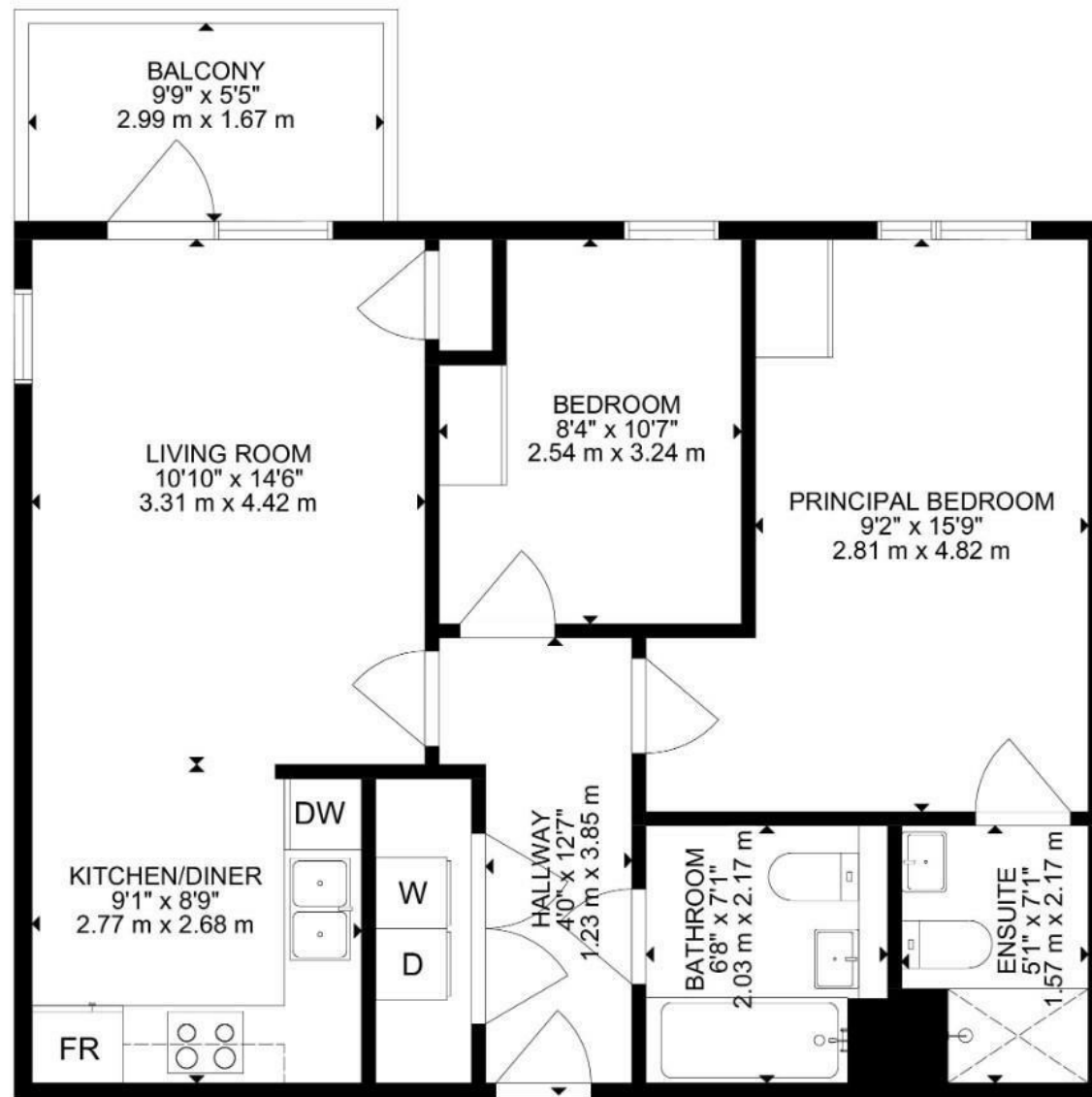
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Sqft 678.00 sq ft	Type Apartment - Third Floor	Style Modern Home
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest	Tax Band D

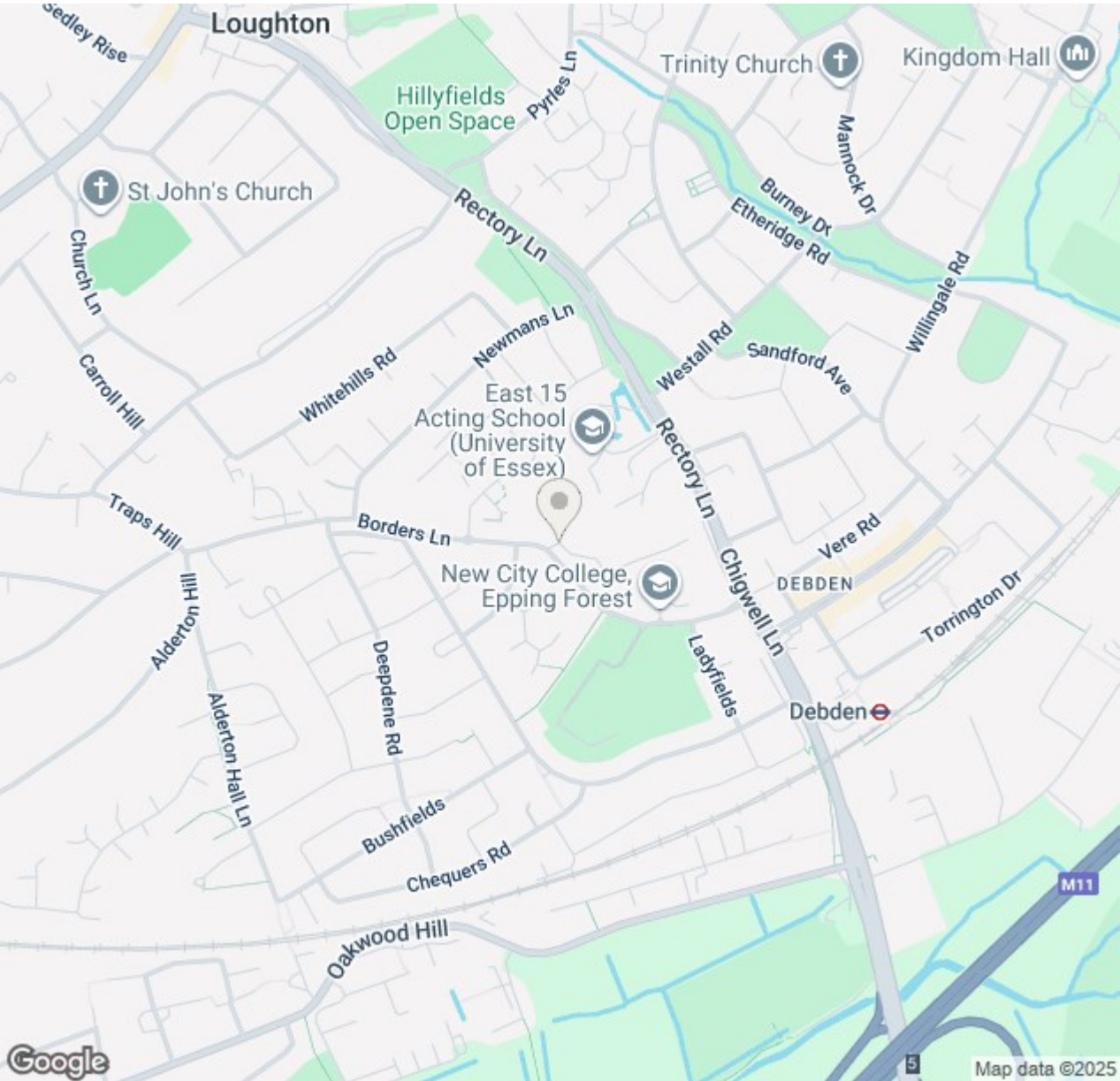
PLANS



GROSS INTERNAL AREA
FLOOR 1: 678 SQ FT, 63 m²
EXCLUDED AREAS: BALCONY: 54 SQ FT, 5 m²
TOTAL: 678 SQ FT, 63 m²
SIZE 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	85
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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