



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



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Luna Court, Loughton

“ Elliott James are excited to bring to market this stunning CHAIN FREE two bedroom Loughton apartment built in 2018. This modern apartments offers far reaching views, internal lift access, two allocated under cover parking bays, plus a large communal roof terrace and private balcony.

The apartment is located on the third 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 underground secure parking spaces, communal roof terrace, video phone entry system and a lift to all floors.

Loughton is a fabulous place to call home. Nestled within the heart of Epping Forest and flourishing with cafes, bars and restaurants, places to live don't get much better. What's more, from here you are only moments from both Debden and Loughton's Underground Central Line, whisking you into the city within 20 minutes or so. An impeccable home and location waiting to welcome you.

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

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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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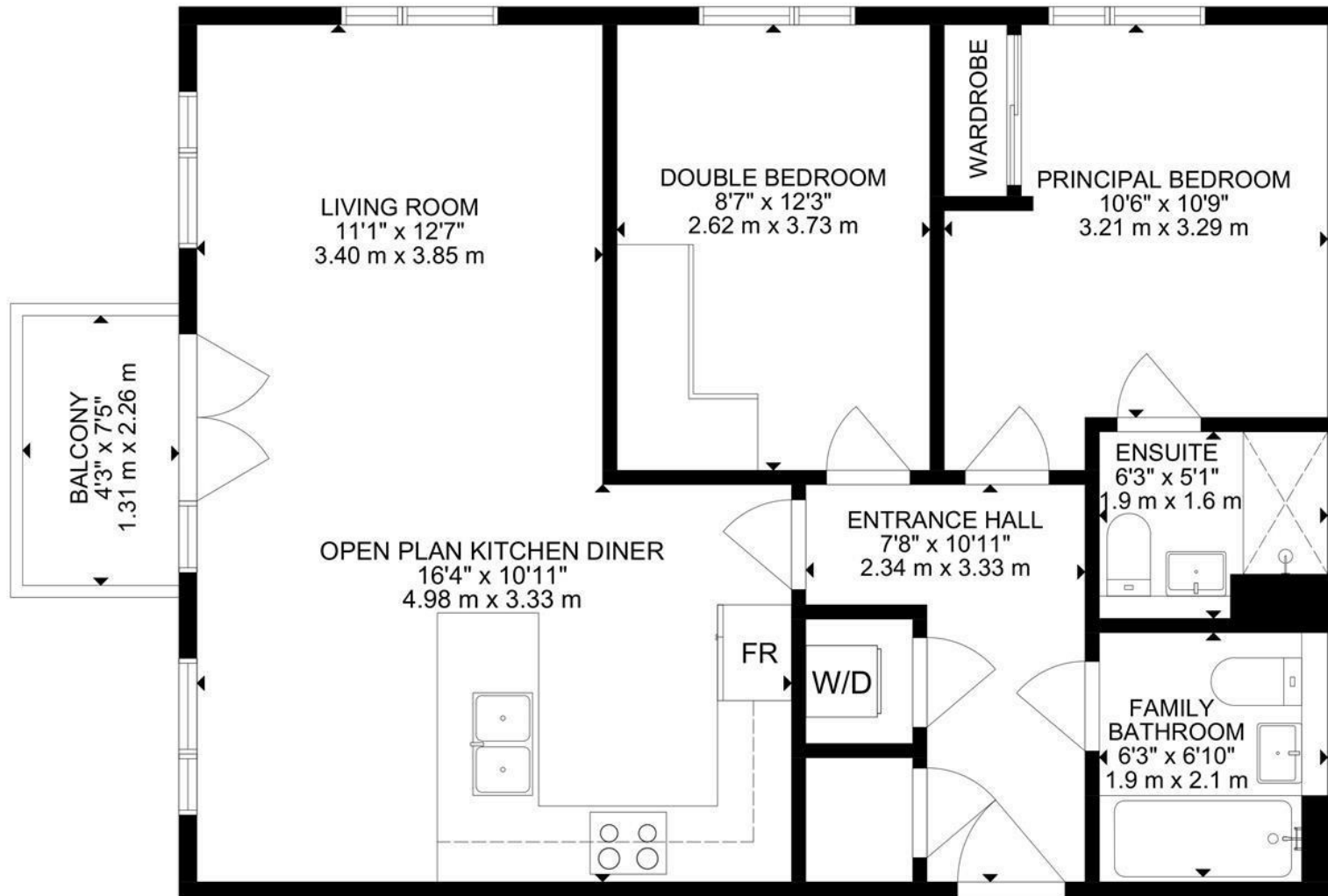
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Sqft 731.00 sq ft	Type Apartment	Style New Buid
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest	Tax Band E

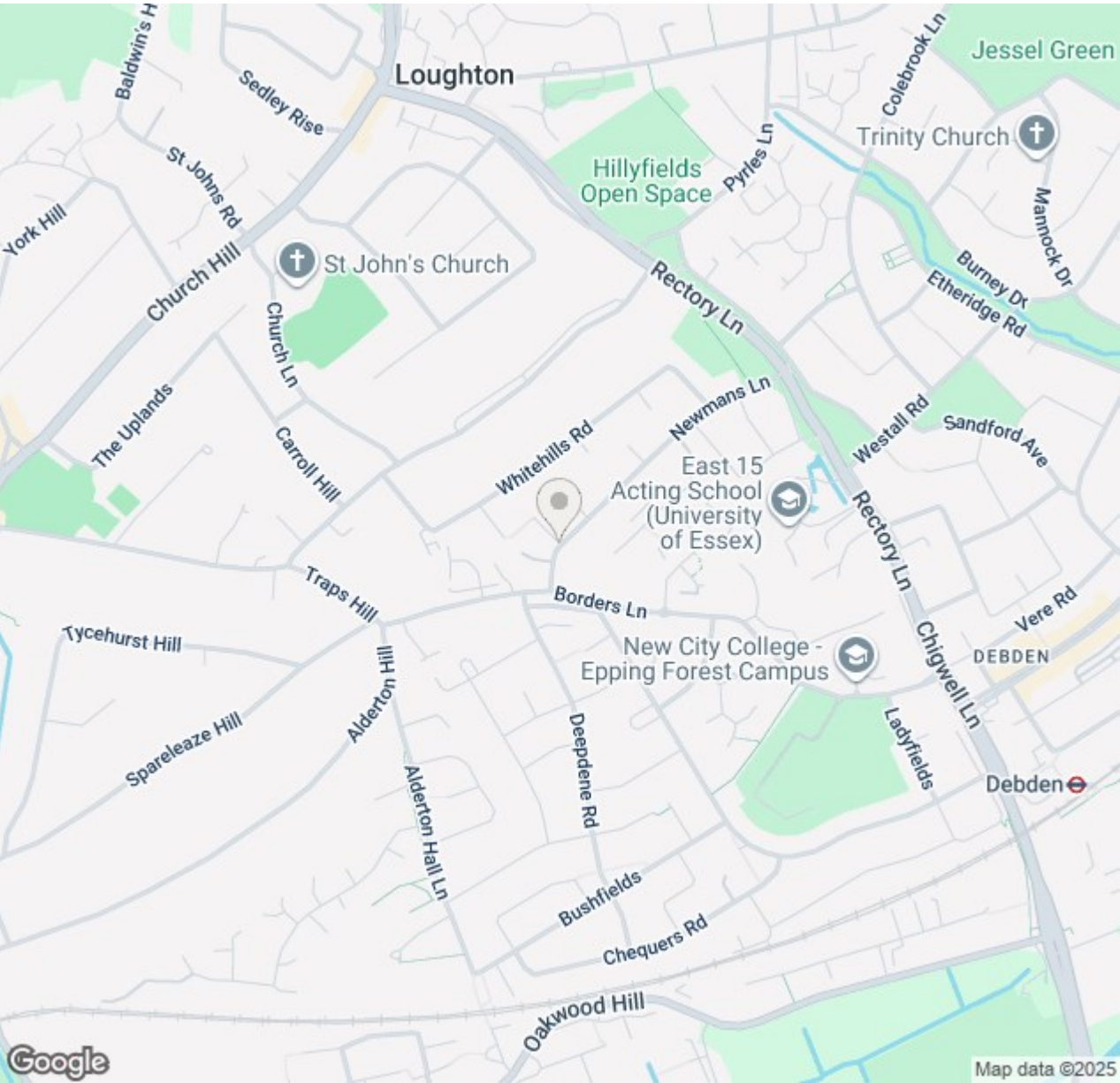
PLANS



GROSS INTERNAL AREA
FLOOR 1: 731 SQ FT, 68 m², EXCLUDED AREAS: BALCONY: 32 SQ FT, 3 m²
TOTAL: 731 SQ FT, 68 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	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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