



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



WELCOME  
TO THE NEW  
RESIDENCE

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elliott **E | J** james

RESIDENTIAL

# Academy Way, Loughton



Welcome to this nearly new first-floor apartment located on Academy Way in Loughton. Spanning an impressive 786 square feet, this spacious residence offers a perfect blend of modern living and comfort.

The apartment features a well-appointed reception room that provides an inviting space for relaxation and entertainment. With two generously sized bedrooms, it is ideal for small families, couples, or individuals seeking extra space. The contemporary bathroom is designed with functionality in mind, ensuring a pleasant experience for all residents.

One of the standout features of this property is the large balcony area, which offers a delightful outdoor space to enjoy fresh air and sunshine. Whether you wish to sip your morning coffee or unwind after a long day, this balcony is sure to enhance your living experience.

Additionally, the apartment comes with allocated parking, providing convenience for those with vehicles. The property boasts a long lease of 994 years, offering peace of mind for future ownership.

Situated just a 10 to 15-minute walk from the underground station, this location is perfect for commuters and those who enjoy easy access to London and beyond. With its modern design and prime location, this apartment is an excellent opportunity for anyone looking to settle in Loughton. Don't miss your chance to make this wonderful property your new home.



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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.



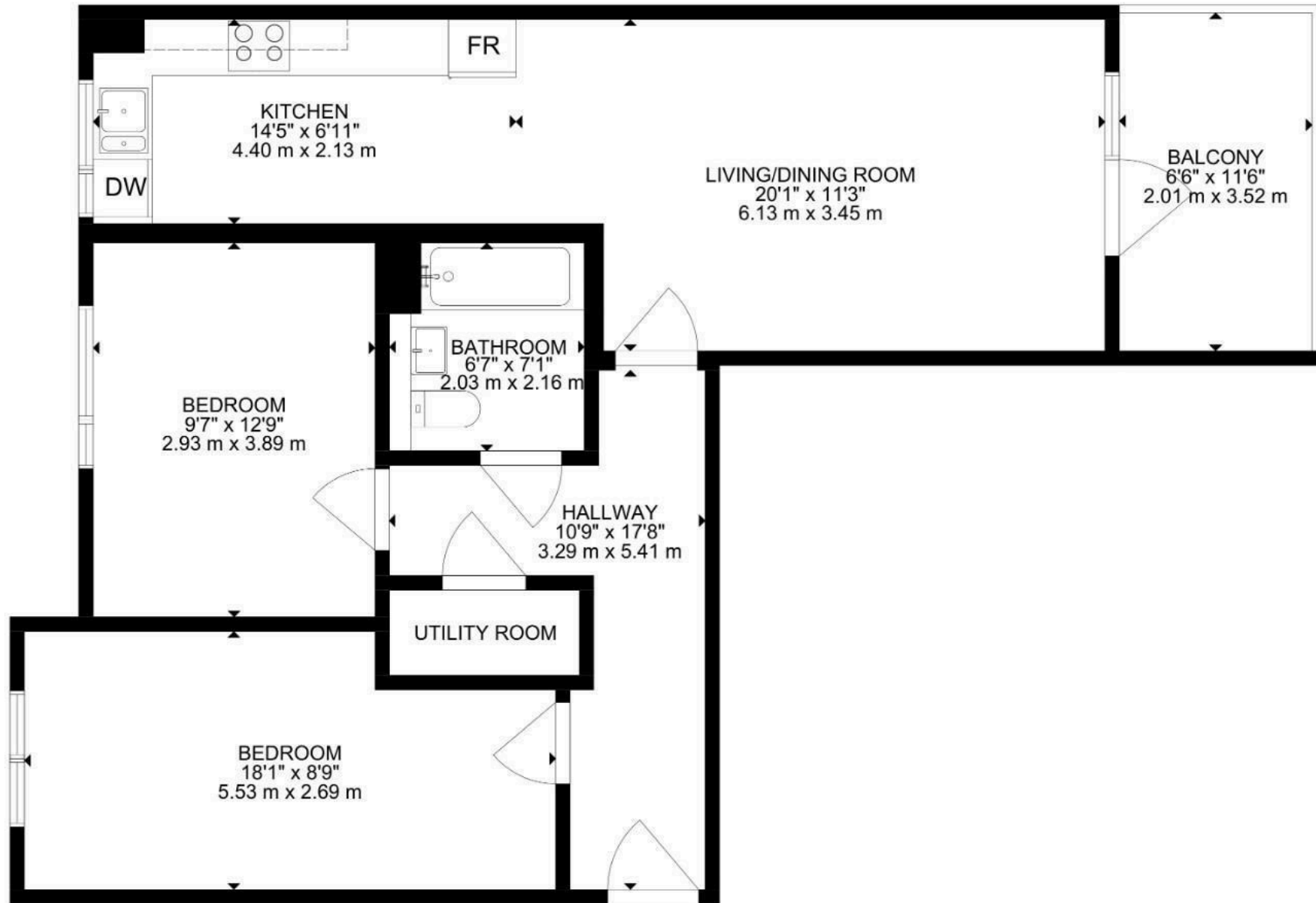
An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

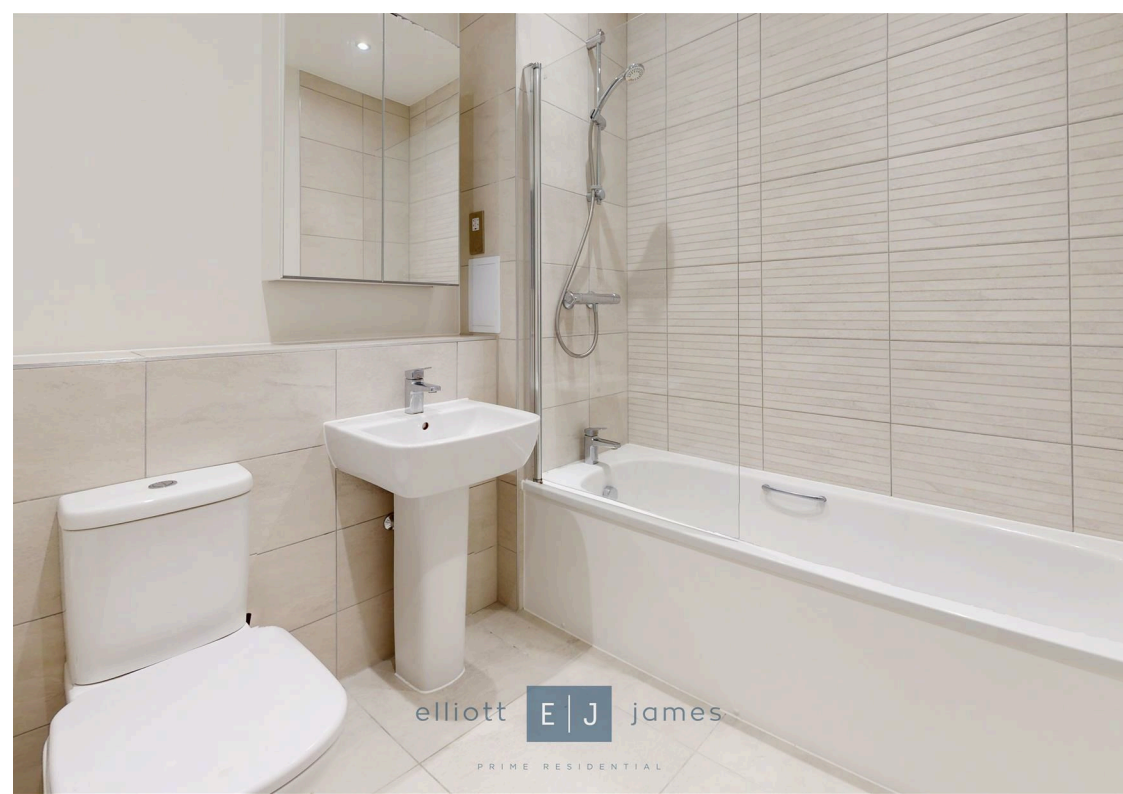
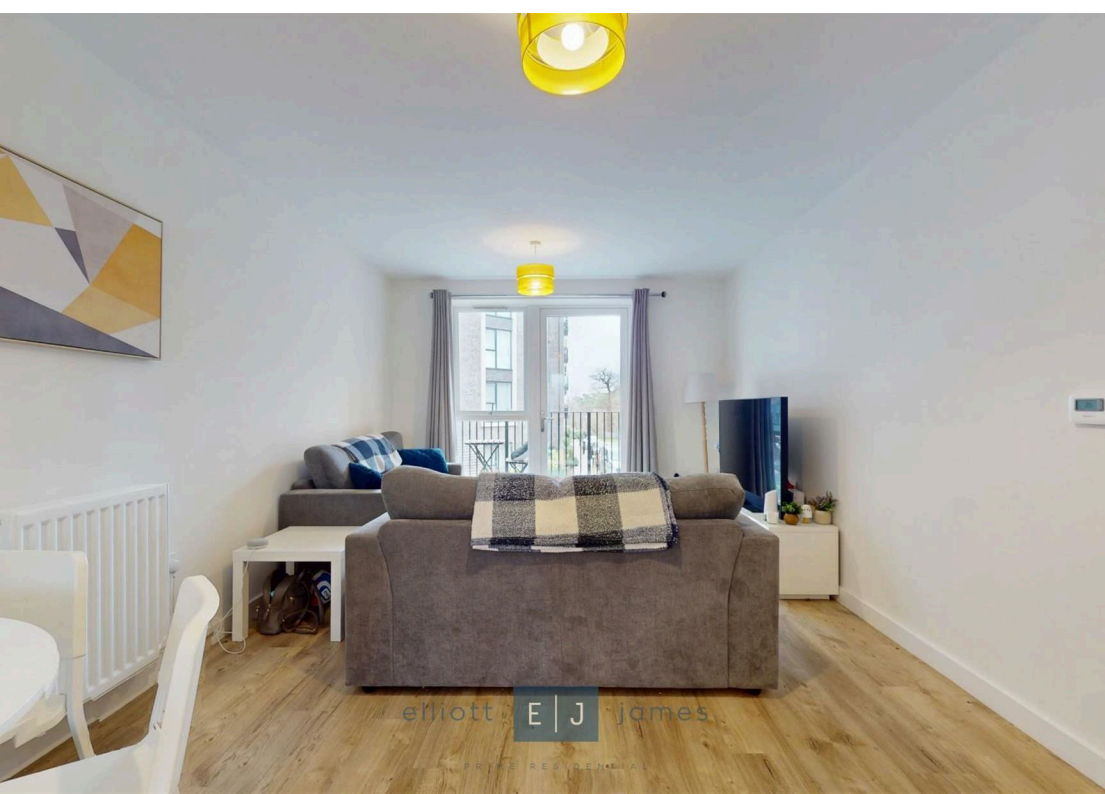
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Sqft 786.00 sq ft	Type Apartment - First Floor	Style Nearly-New Home
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping Forest	Tax Band E

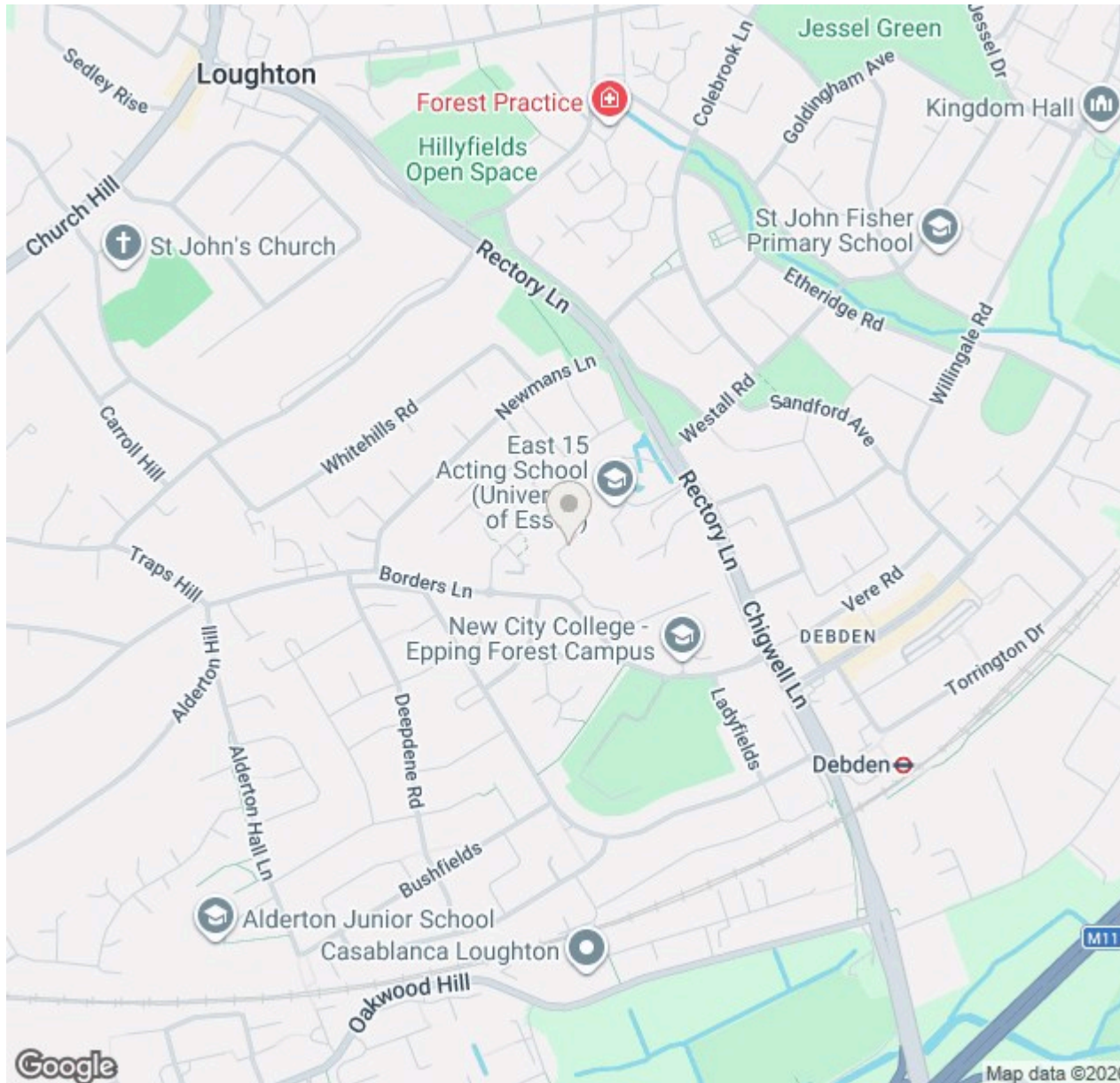
# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 785 SQ FT, 73 m<sup>2</sup>, BALCONY: 75 SQ FT, 7 m<sup>2</sup>  
TOTAL: 785 SQ FT, 73 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>		86	86
(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			
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) <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			
England & Wales		EU Directive 2002/91/EC	

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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