



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



elliott **E | J** james

PRIME RESIDENTIAL

# Academy Way, Loughton



Nestled in the desirable area of Academy Way, Loughton, this stunning second-floor apartment offers a modern and comfortable living experience. Spanning an impressive 678 square feet, the property is nearly new, having been built in 2023, and is perfect for those seeking a contemporary lifestyle.

The apartment features a spacious reception room that provides a welcoming atmosphere, ideal for both relaxation and entertaining. With two well-appointed bedrooms, including a principal suite with an en suite bathroom, this home caters to both privacy and convenience. The additional bathroom ensures that guests and residents alike have ample facilities.

One of the standout features of this property is the secured underground parking space, providing peace of mind and ease of access. The location is particularly advantageous, being close to the station and a variety of local amenities, making it an excellent choice for commuters and those who enjoy the convenience of nearby shops and services.

This apartment is offered CHAIN FREE, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an exceptional opportunity to acquire a modern home in a sought-after area. Do not miss the chance to make this beautiful apartment your own.



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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.



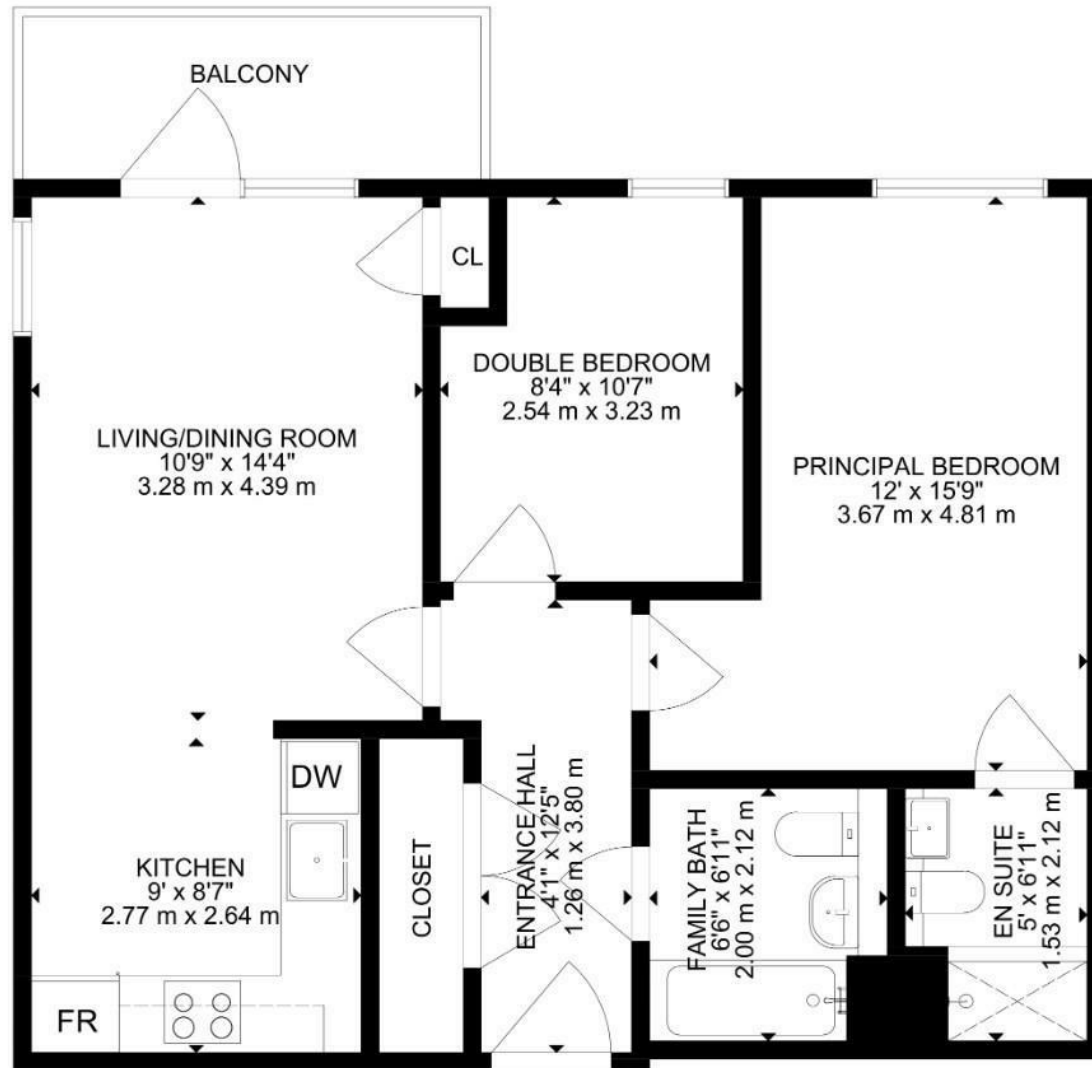
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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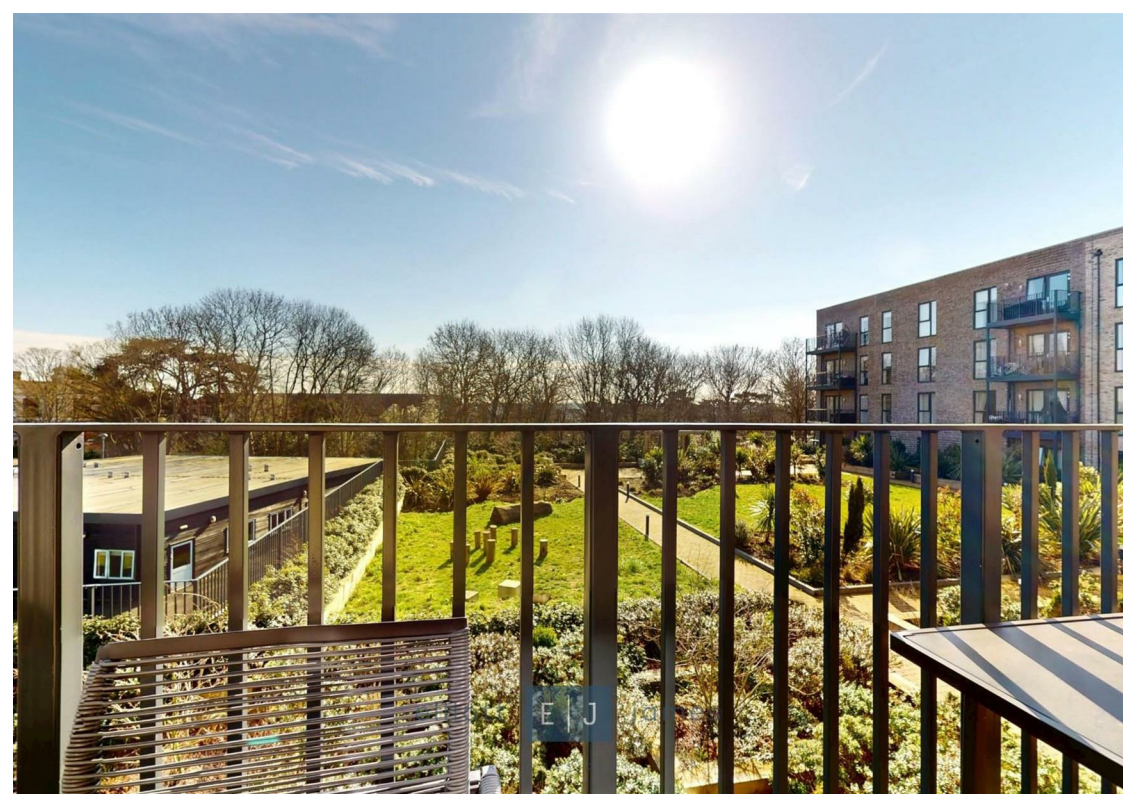
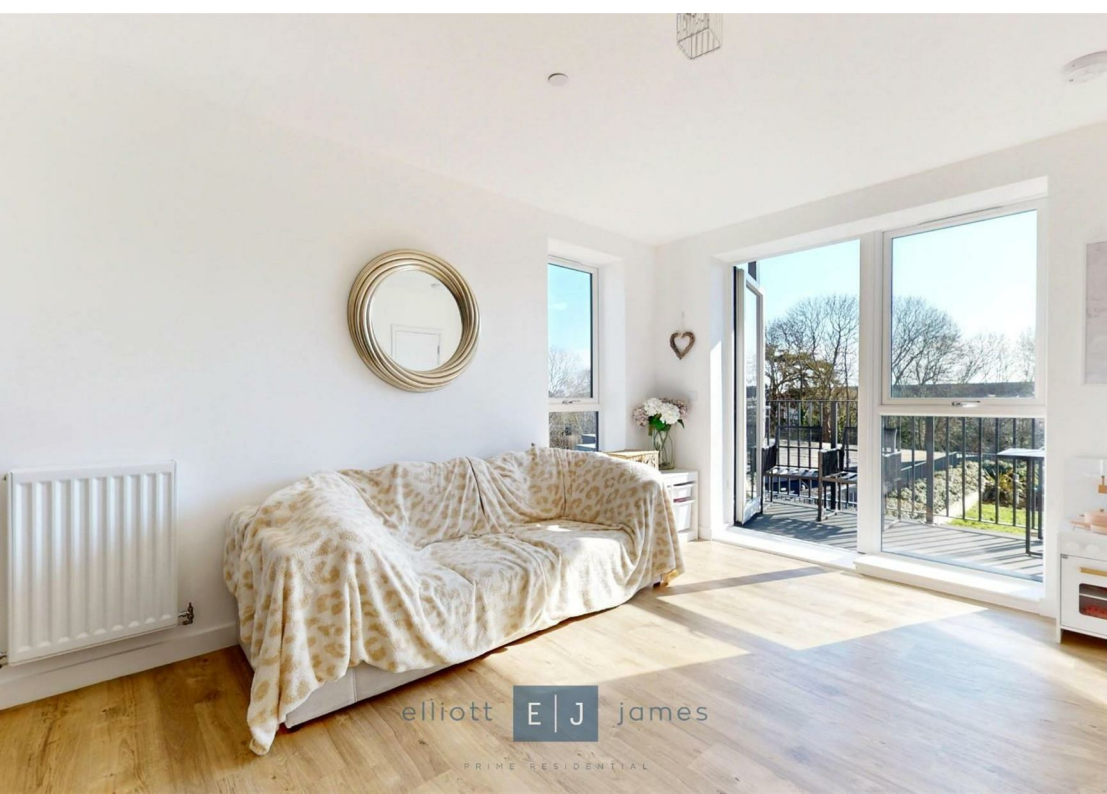
Sqft 678.00 sq ft	Type Apartment	Style Nearly New
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest	Tax Band D

# PLANS

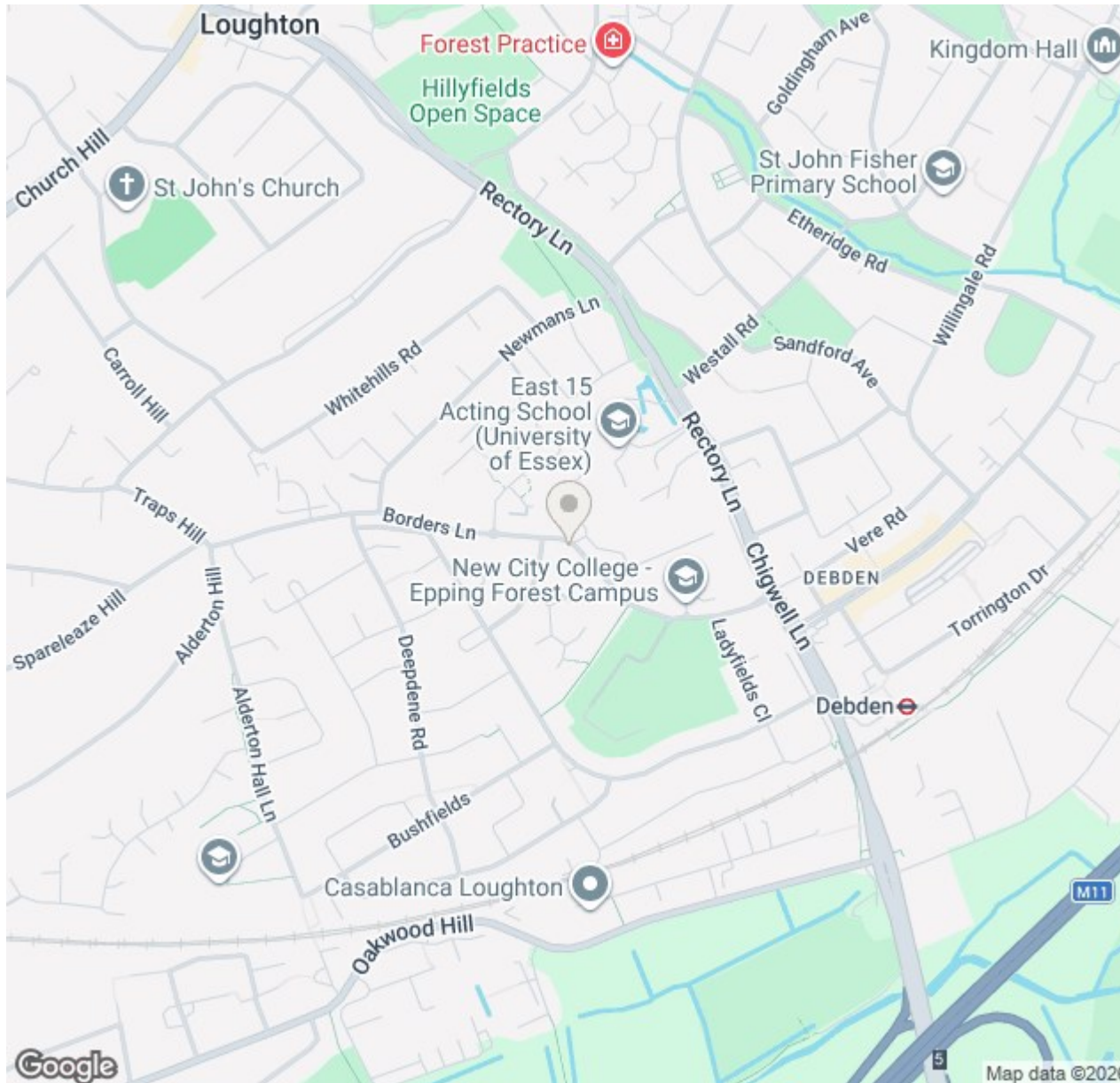


GROSS INTERNAL AREA  
TOTAL: 678 SQ FT, 63 m<sup>2</sup>

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>		
(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		
<b>England &amp; Wales</b>	86	86
	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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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