



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



Welcome to this stunning first-floor apartment located on Academy Way in the desirable area of Loughton. This newly built property, completed in 2023, offers a contemporary living experience with modern finishes throughout. Spanning an impressive 775 square feet, the apartment boasts a well-designed layout that maximises space and comfort. Additional features include balcony, over 990 year lease, bike storage area and allocated parking space with electric charging point.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The apartment features two generously sized double bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at your fingertips, making it ideal for families or those who enjoy hosting guests.

One of the standout features of this property is the provision of two private off-street parking spaces, a rare find in urban living, ensuring that you will never have to worry about parking availability. The modern design and thoughtful layout make this apartment a perfect choice for anyone seeking a stylish and comfortable home in a vibrant community.

Amongst all the great features of this property is the direct access to the communal gardens, only a select few properties have this benefit which makes this property even more special.

Situated in Loughton, you will benefit from excellent local amenities, including shops, restaurants, and transport links, making it easy to explore the surrounding areas. This apartment is not just a place to live; it is a lifestyle choice that combines modern living with convenience. Do not miss the opportunity to make this exceptional 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.



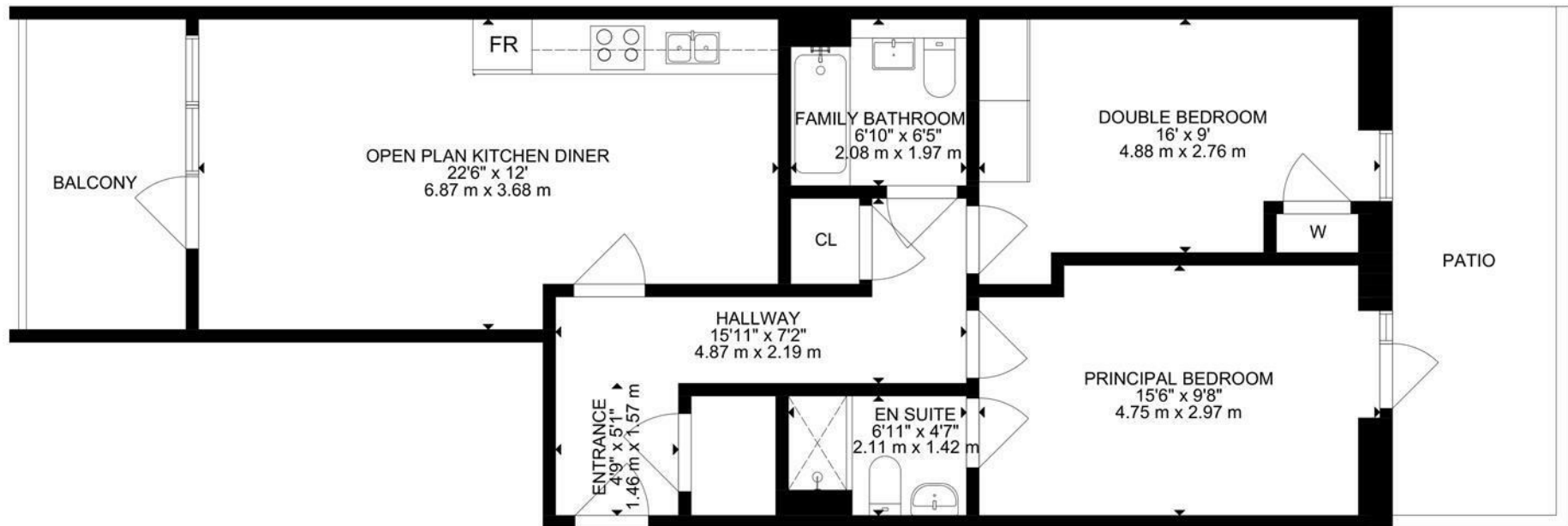
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 775.00 sq ft	Type Apartment - First Floor	Style Built In 2023
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest	Tax Band E

# PLANS

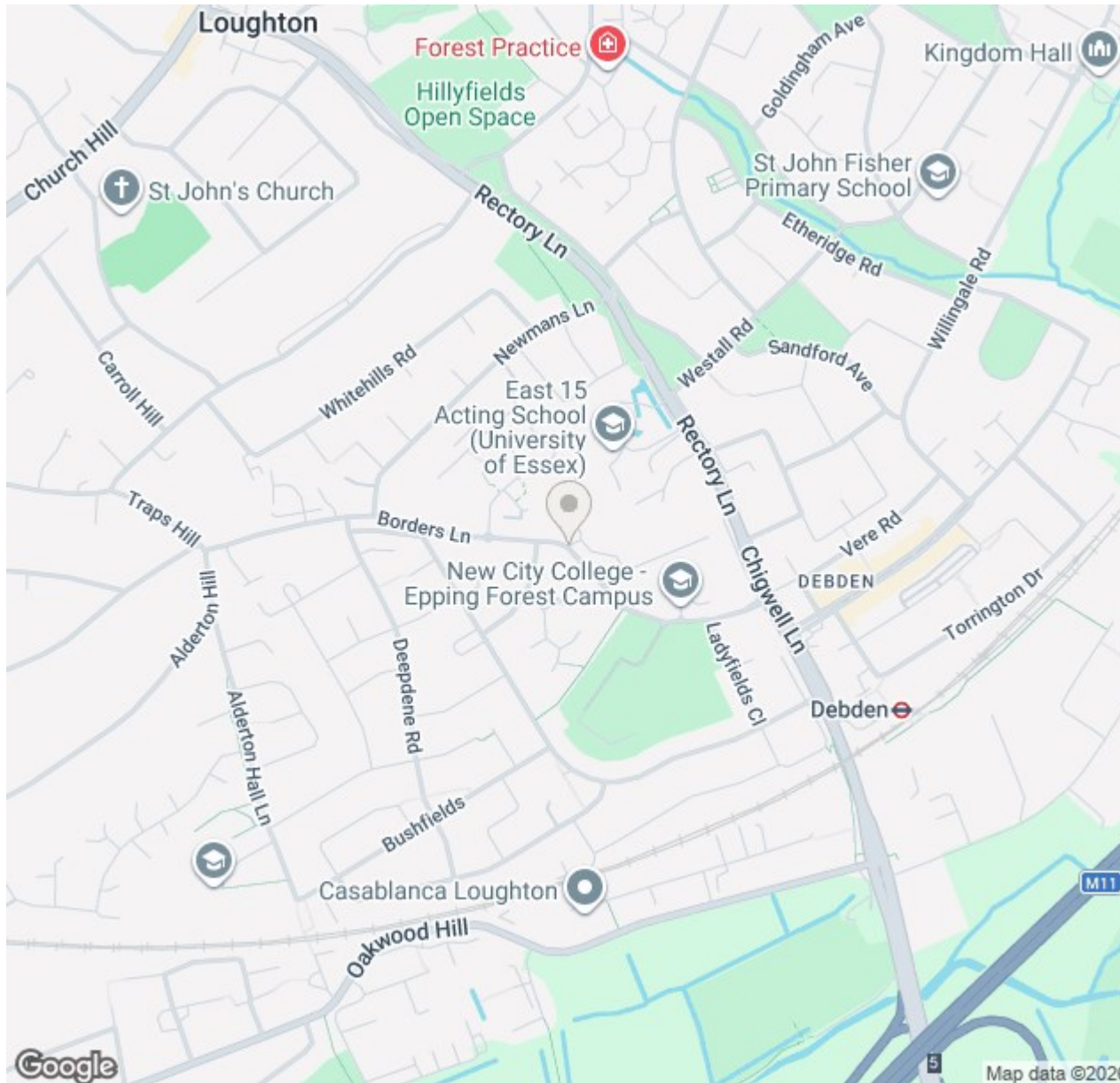


GROSS INTERNAL AREA  
TOTAL: 775 SQ FT, 72 m<sup>2</sup>

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>		85	85
(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>		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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