



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



**\*\*SOLD OFF MARKET\*\***

Nestled in the desirable area of Academy Way, Loughton, this exquisite third-floor apartment offers a perfect blend of modern living and comfort. Built in 2023, this new build property boasts two well-proportioned bedrooms and two contemporary bathrooms, making it an ideal choice for professionals, couples, or small families seeking a stylish home.

As you enter the apartment, you are greeted by a spacious reception room that is both inviting and functional, providing a perfect space for relaxation or entertaining guests. The property features a private balcony that presents stunning views, allowing you to enjoy the beauty of your surroundings while sipping your morning coffee or unwinding in the evening.

The apartment is designed with convenience in mind, featuring lift access for easy movement between floors and an allocated parking space, ensuring that you have a secure place for your vehicle. The stylish interiors are move-in ready, allowing you to settle in without the hassle of renovations or extensive decorating.

This property is not just a home; it is a lifestyle choice, offering the perfect combination of modern amenities and a tranquil setting. With its prime location in Loughton, you will find yourself within easy reach of local shops, restaurants, and excellent transport links, making it a fantastic opportunity for those looking to embrace contemporary living in a vibrant community. Do not miss the chance to make this stunning 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.



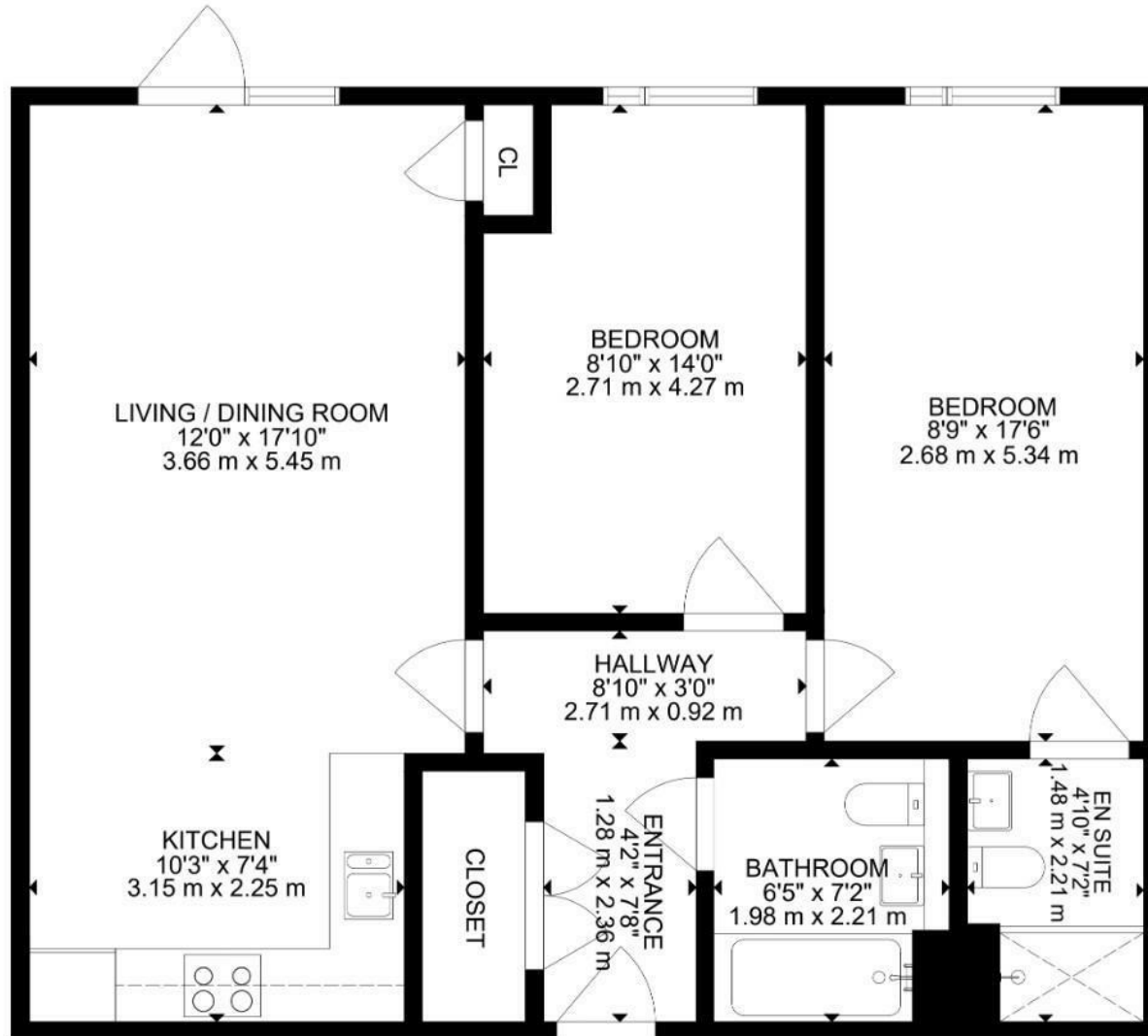
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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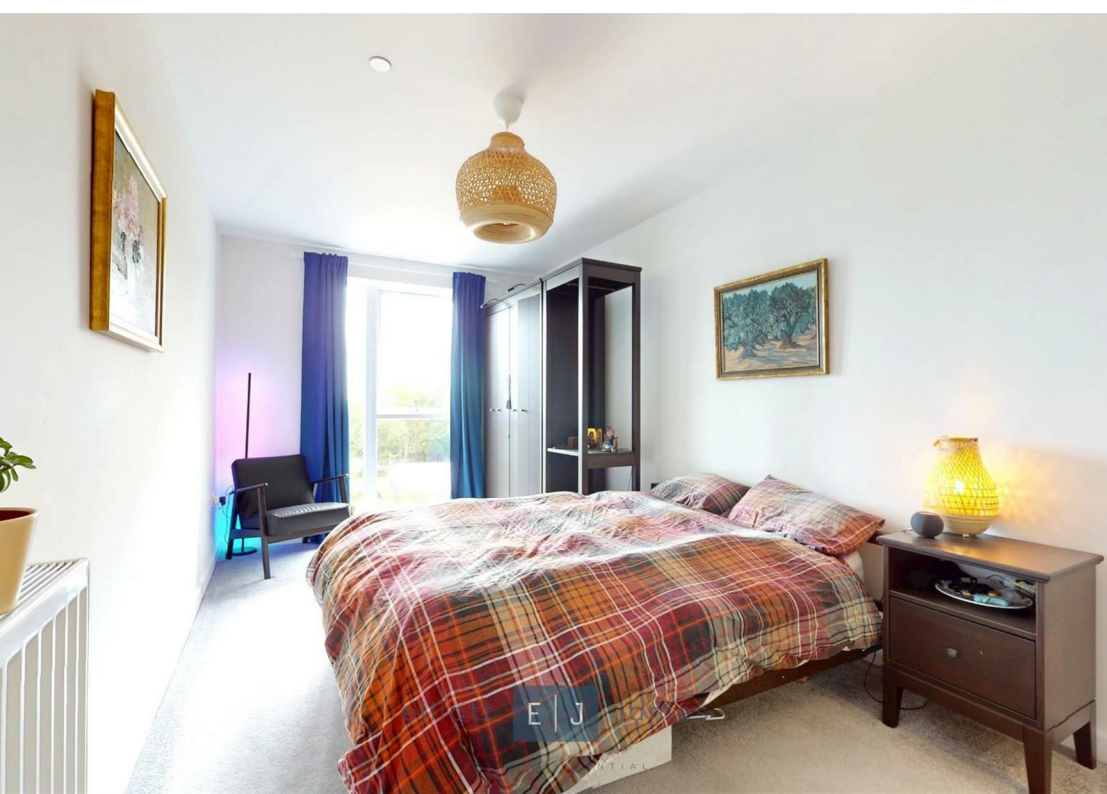
Sqft 775.00 sq ft	Type Apartment - Third Floor	Style New Home
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest	Tax Band E

# PLANS

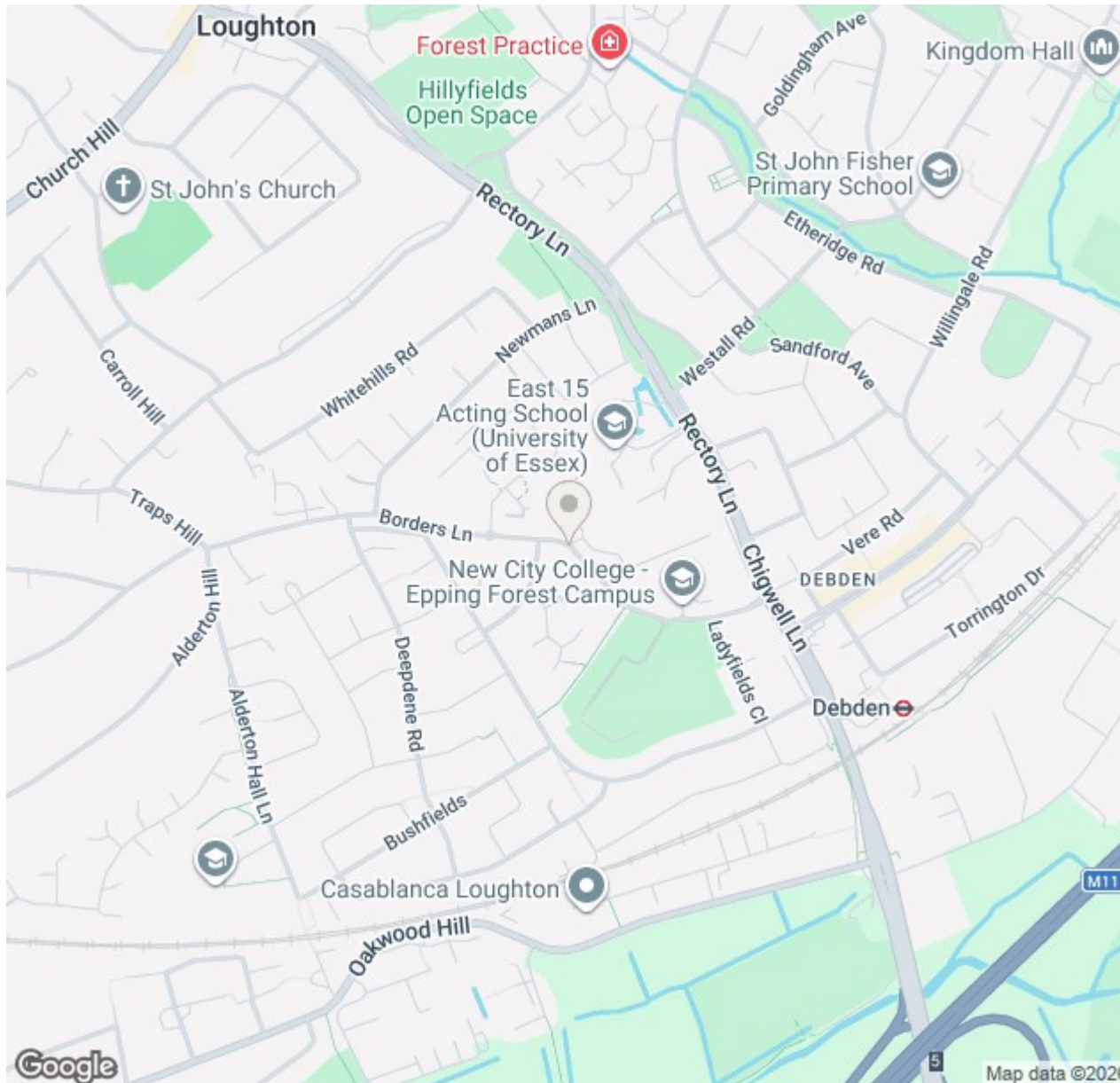


GROSS INTERNAL AREA  
TOTAL: 775 SQ FT, 72 m<sup>2</sup>

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>		
(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>86</b>	<b>86</b>
<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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