



P R I M E R E S I D E N T I A L

P R E S E N T S

The Broadway, Loughton



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This charming first-floor apartment on The Broadway offers a delightful blend of modern living and convenience. With two well-proportioned bedrooms, this property is perfect for young professionals, couples, or small families seeking a comfortable home.

Upon entering, you will be greeted by a spacious reception room that provides an inviting space for relaxation and entertaining. The apartment boasts a contemporary design throughout, ensuring a stylish and comfortable atmosphere. The well-appointed bathroom adds to the appeal, providing a practical yet elegant space for your daily routines.

One of the standout features of this property is the dedicated parking space, a rare find in such a desirable location. Residents will appreciate the ease of access to local amenities, with a variety of shops, cafes, and restaurants just a stone's throw away. Additionally, the proximity to the station makes commuting to London and beyond a breeze, making this apartment an ideal choice for those who travel frequently.

Families will also benefit from the nearby schools, which are known for their excellent educational standards. This first-floor apartment not only offers a modern living space but also a vibrant community atmosphere, making it a wonderful place to call home. Don't miss the opportunity to view this exceptional property in Loughton, where comfort and convenience meet.



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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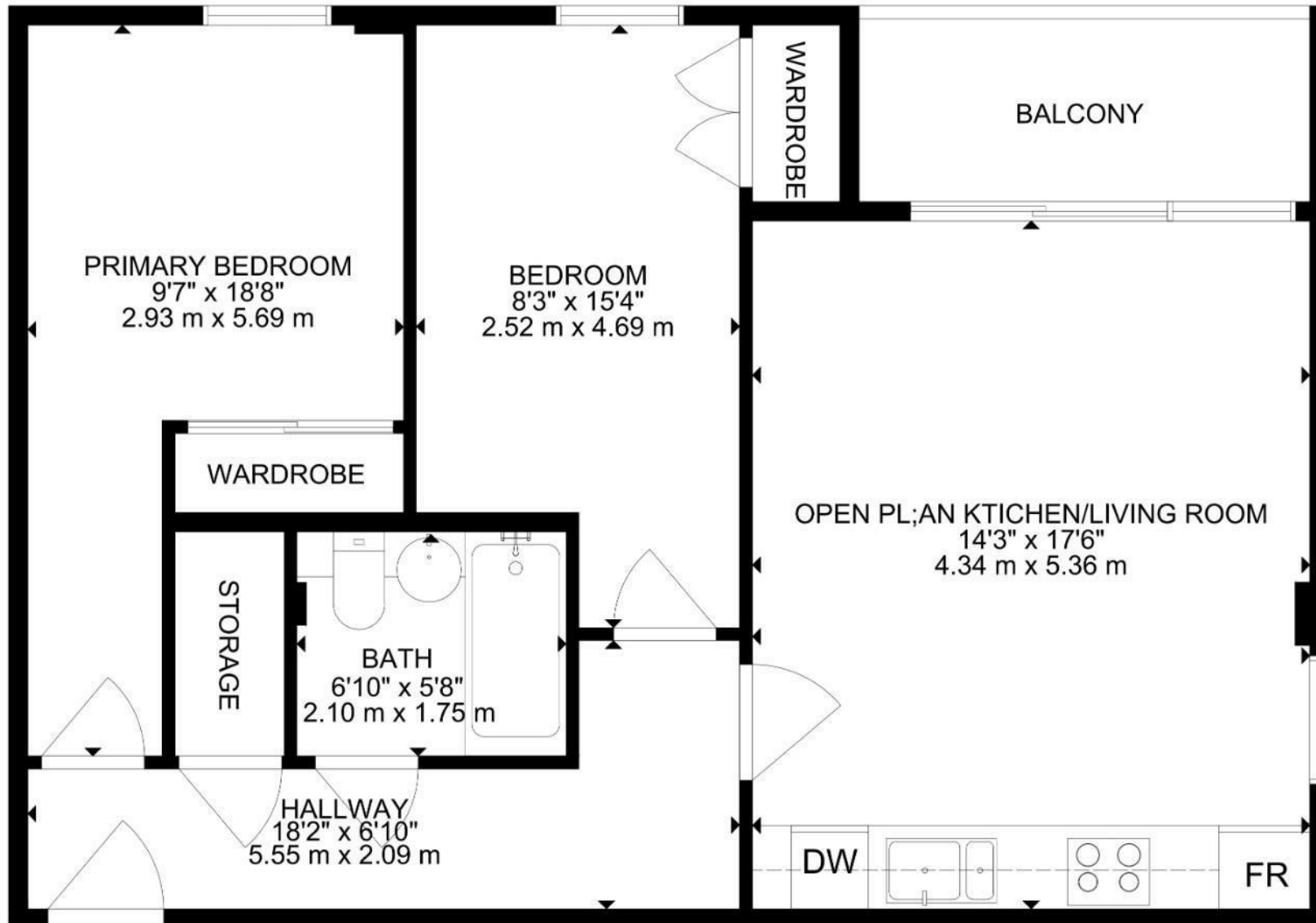
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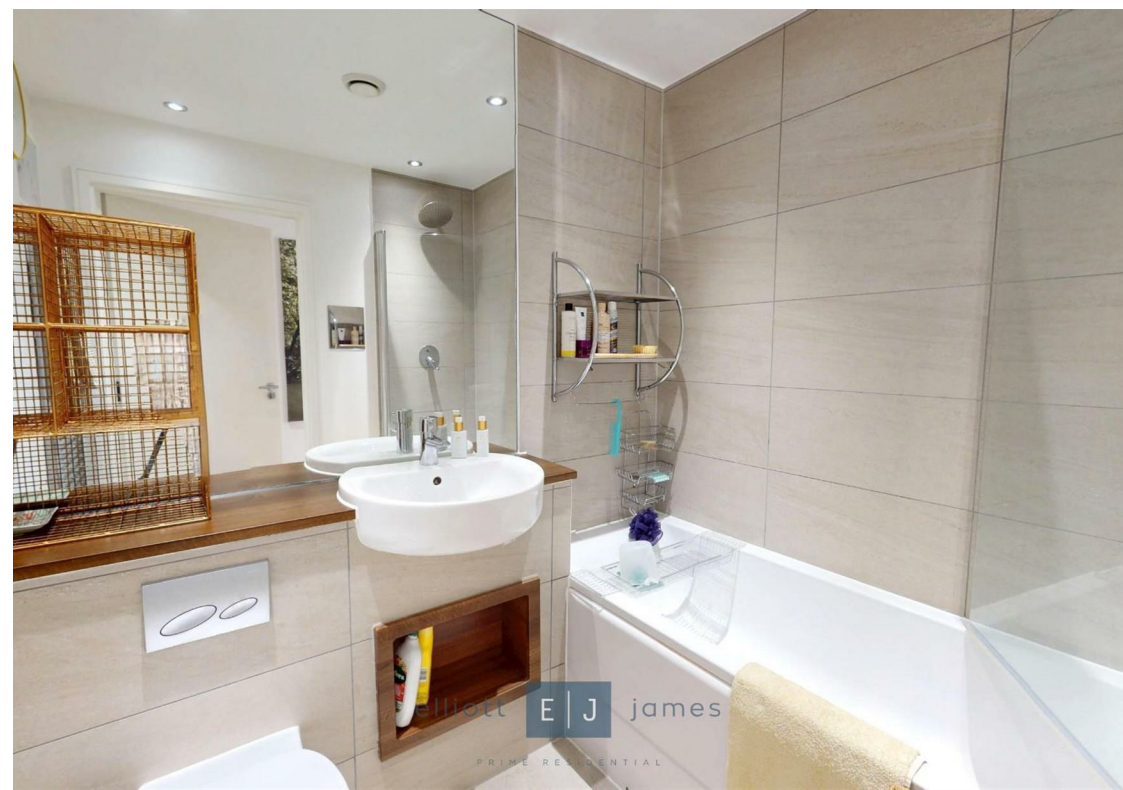
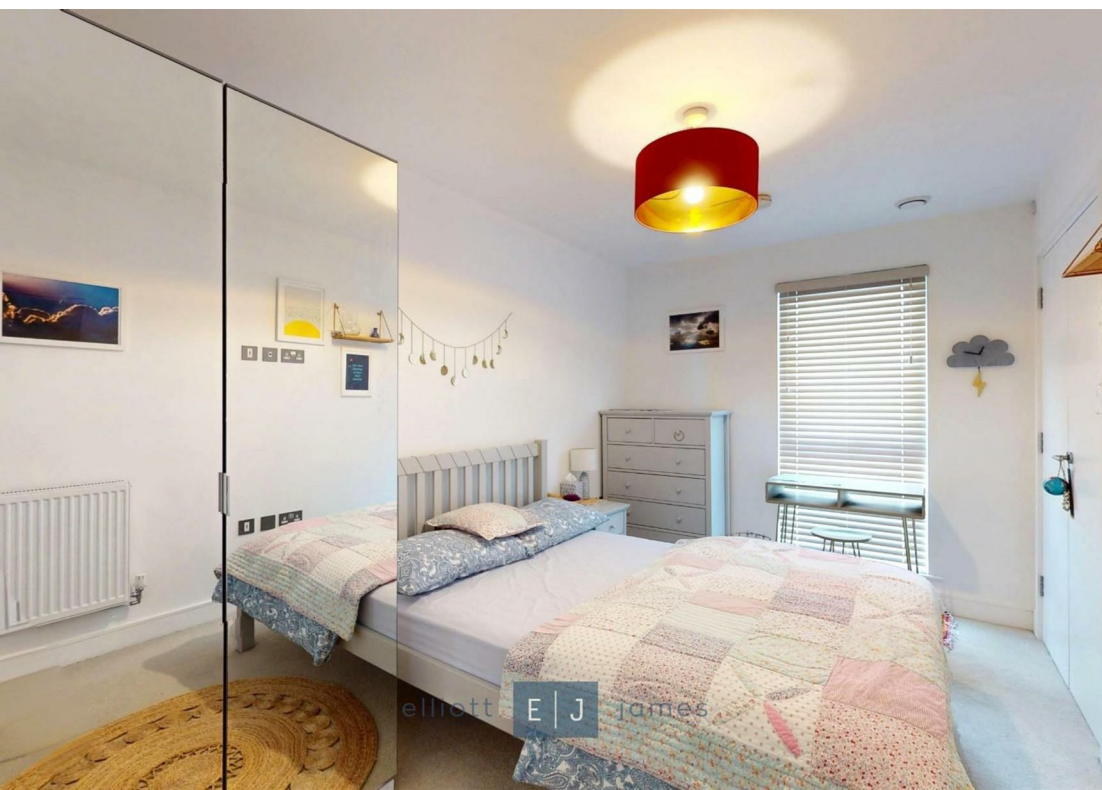
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Sqft 731.00 sq ft	Type Apartment - First Floor	Style Modern
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping forest	Tax Band C

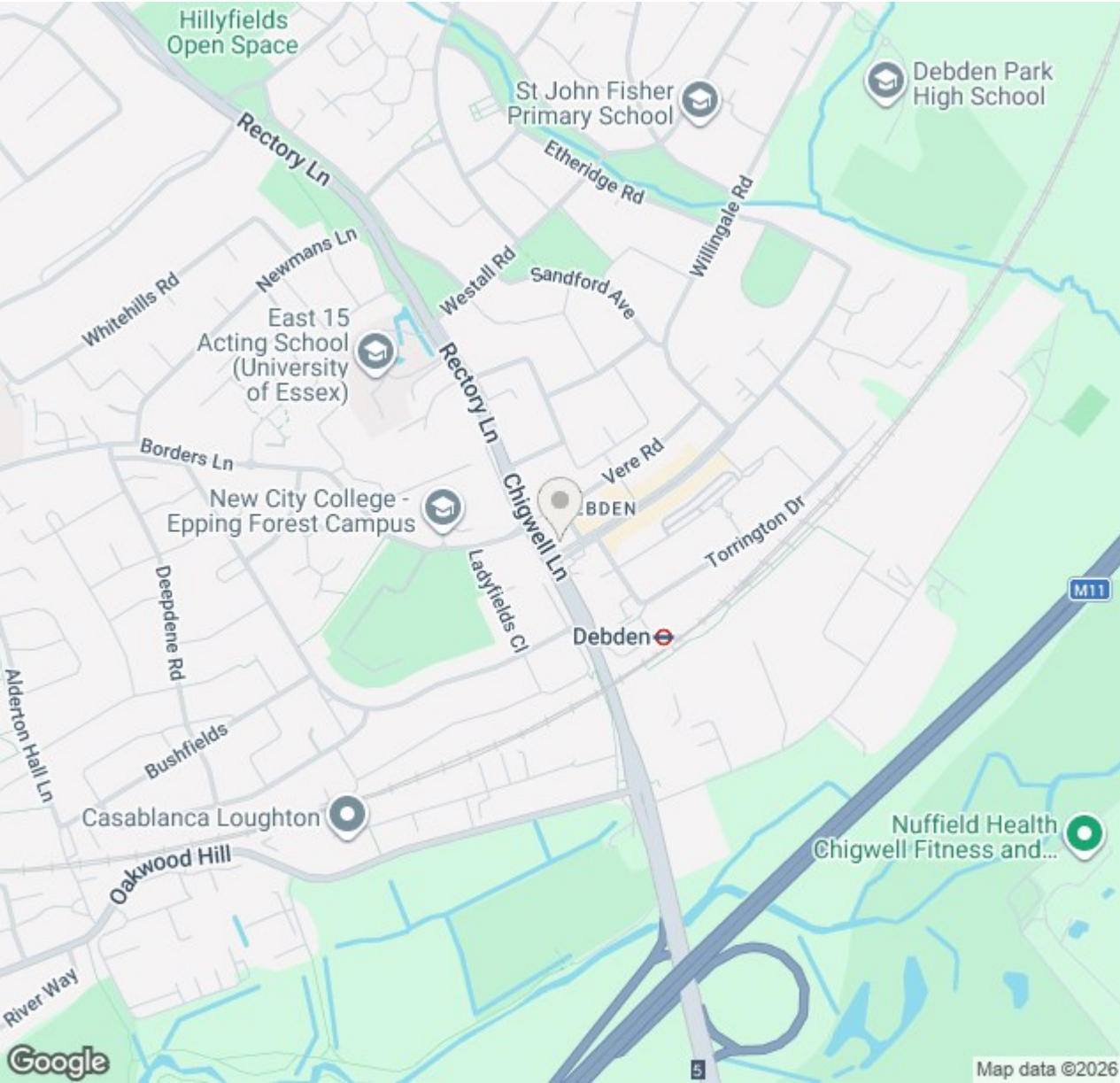
PLANS



GROSS INTERNAL AREA
TOTAL: 68 m², 731 SQ FT
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	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	EU Directive 2002/91/EC

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