

elliott  james

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

“ MUST-SEE MODERN APARTMENT ”

Stunning second-floor apartment in the highly sought-after Academy Way development, completed in 2023. Designed with modern living in mind, this home offers a perfect blend of style, comfort, and convenience.

The property features a bright and spacious open-plan living area, where natural light pours in through a balcony door flanked by two large windows, creating an airy and inviting atmosphere. This space seamlessly connects the lounge, dining area, and a contemporary kitchen fitted with integrated appliances.

The generously sized bedroom provides ample storage and a peaceful retreat, complemented by a sleek, fully tiled bathroom with high-quality fixtures. Additional benefits include double glazing, efficient heating, and a neutral décor ready for you to make your own.

Step outside onto your private balcony, benefit from the extra outdoor space for relaxing, dining, or enjoying fresh air without leaving home. Residents benefit from beautifully maintained communal gardens, and the option for secure parking.

Situated just moments from Loughton and Debden Underground Stations, this property offers excellent transport links into Central London, while the vibrant high street with its array of shops, cafés, and restaurants is within easy reach. The M11 and M25 are also nearby for convenient road connections.

This apartment is an exceptional opportunity for first-time buyers, professionals, or investors seeking a stylish home in a prime location.

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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.



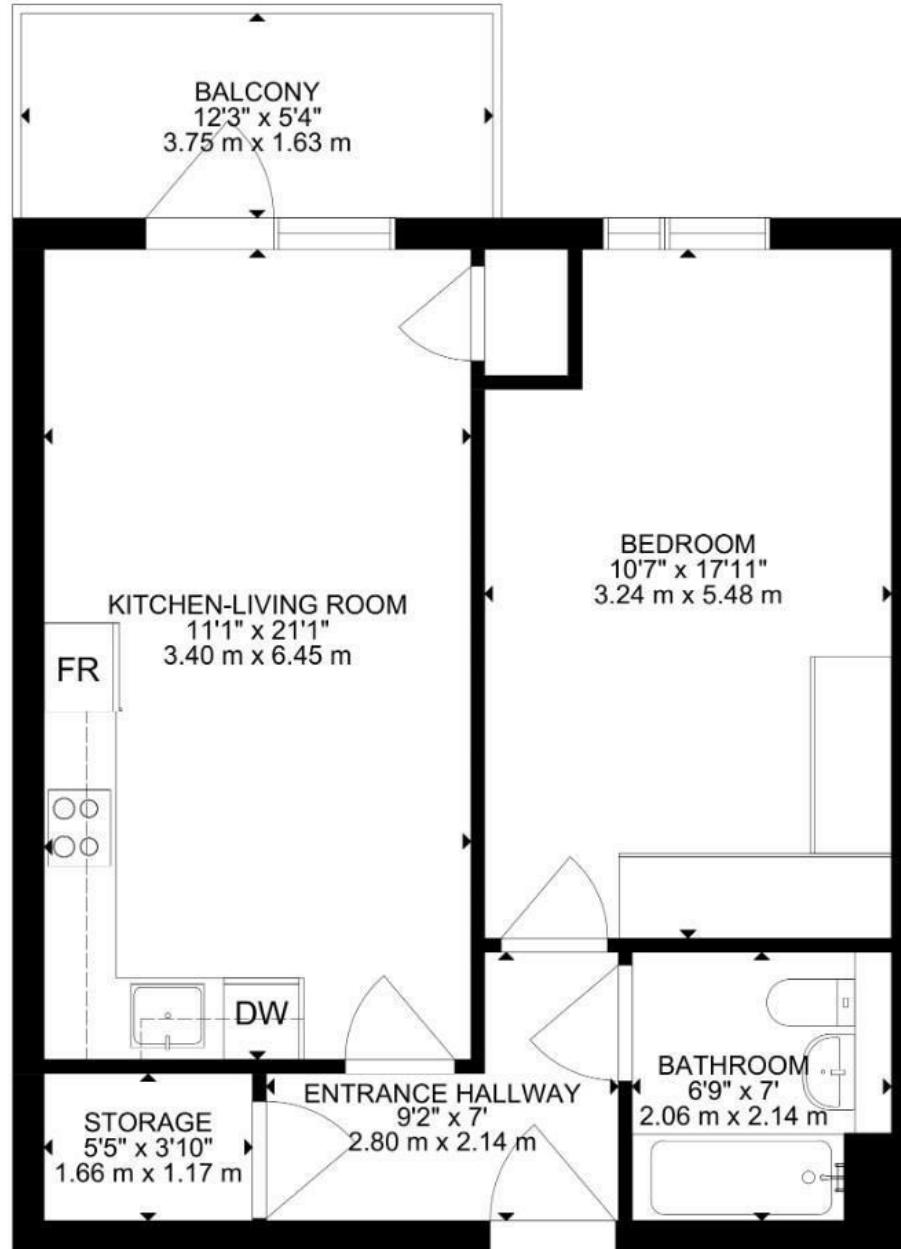
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 635.00 sq ft	Type Apartment - Second Floor	Style New Home
Bedrooms 1	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping Forest	Tax Band C

# PLANS

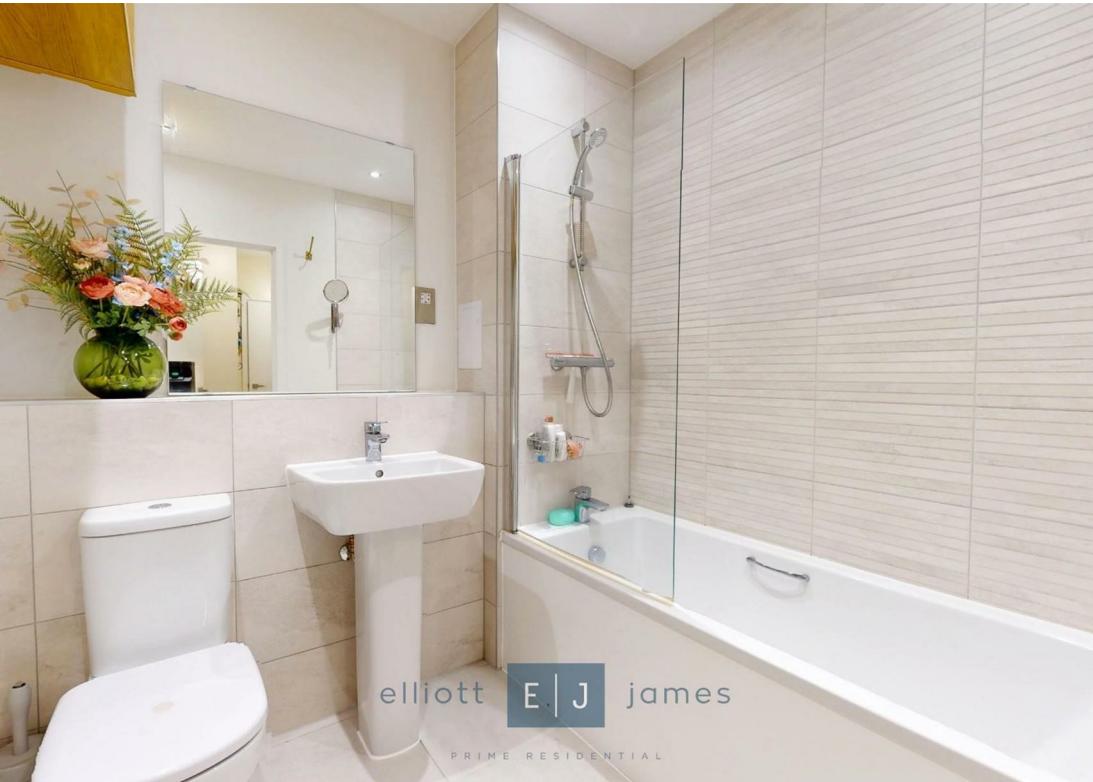


GROSS INTERNAL AREA

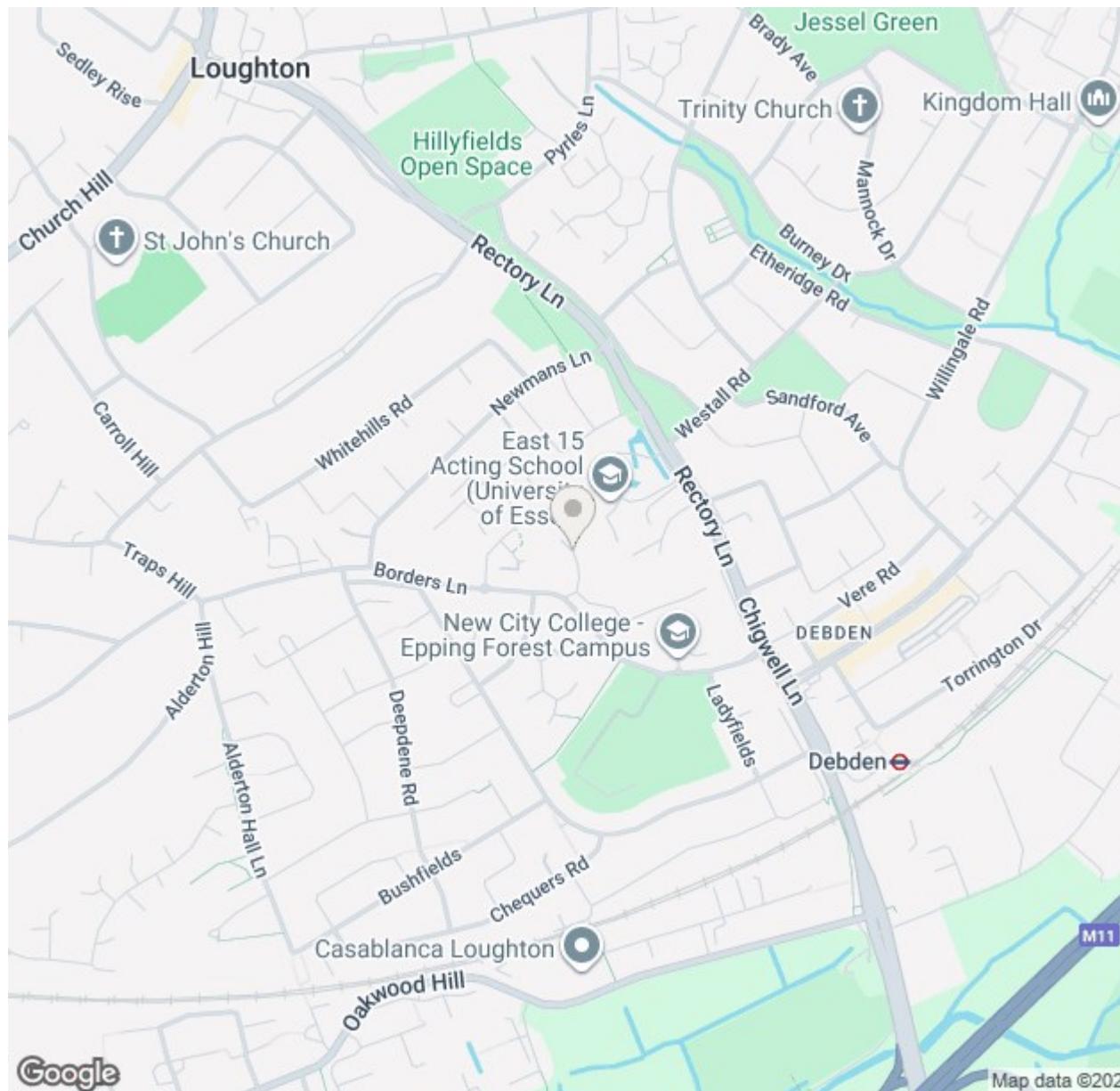
FLOOR 1: 635 SQ FT, 59 m<sup>2</sup>, EXCLUDED AREAS: BALCONY: 64 SQ FT, 6 m<sup>2</sup>

TOTAL: 635 SQ FT, 59 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)	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		
EU Directive 2002/91/EC	D	

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC	D	

England & Wales



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