



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



## STUNNING MODERN APARTMENT

Located on Academy Way in Loughton, perfect for first-time buyers or professionals seeking a stylish and convenient living space. Situated on the second floor, this property boasts two generously sized bedrooms and two contemporary bathrooms, providing comfort and practicality for everyday living.

Built in 2023, the apartment features a bright and airy reception room that flows seamlessly onto a private balcony, offering lovely views of the surrounding area, ideal for enjoying your morning coffee or relaxing after a busy day. The modern design and high-quality finishes throughout create a warm and inviting atmosphere that is both functional and elegant.

One of the standout features of this property is its prime location. Just a short walk from a central line station, commuting to London and beyond is effortless. The vibrant high street is also nearby, offering a fantastic selection of shops, cafes, and restaurants.

For added convenience, the apartment includes allocated parking within a secure gated area, ensuring peace of mind for residents. You'll also have access to beautifully maintained communal gardens, perfect for enjoying the outdoors or a leisurely stroll.

This apartment represents an exceptional opportunity to own a home in one of Loughton's most desirable developments. With its modern amenities, prime location, and stylish design, it's a property you won't want to miss.



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.



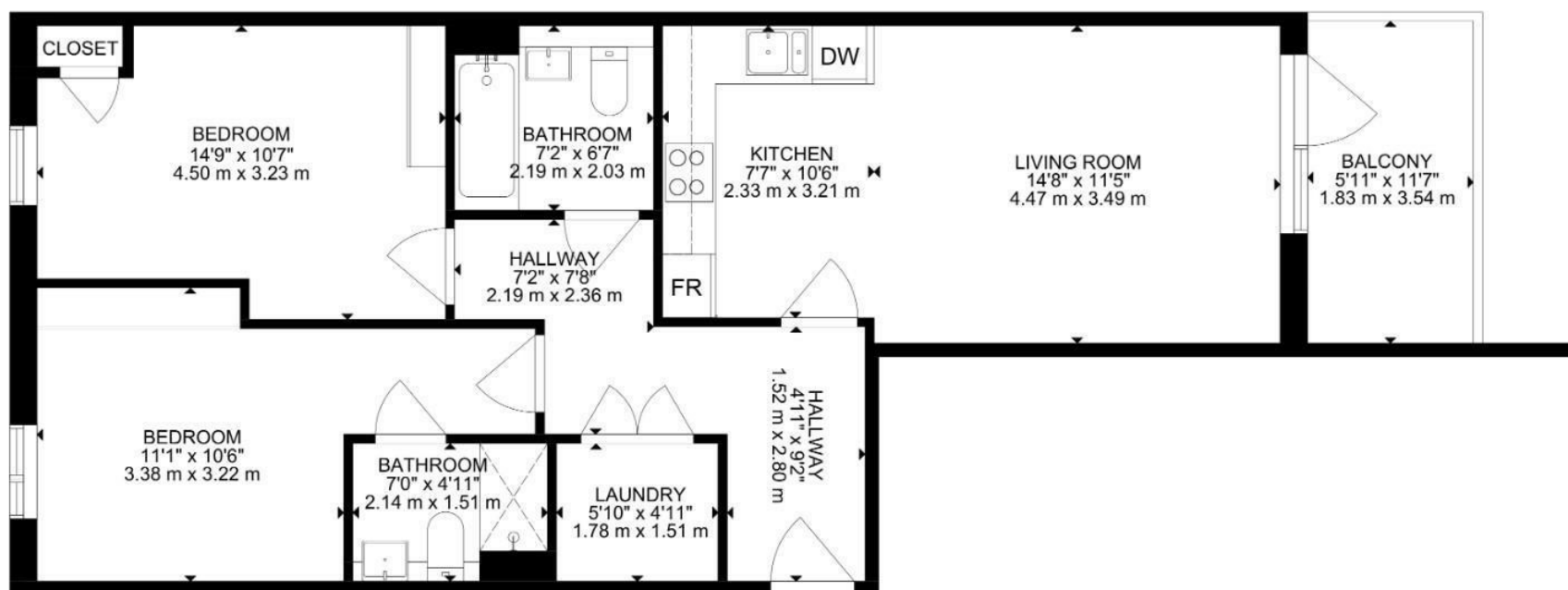
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

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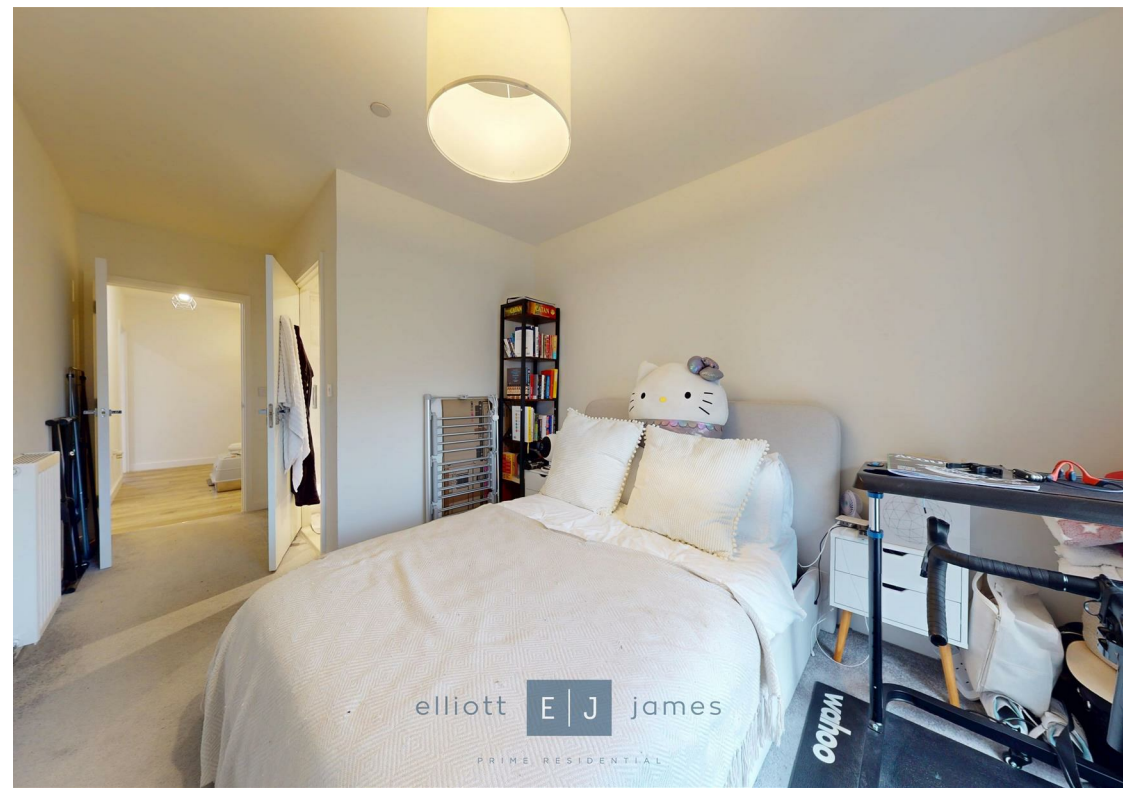
Sqft 764 SQFT	Type Apartment - Second Floor	Style New Home
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest District Council	Tax Band E

# PLANS



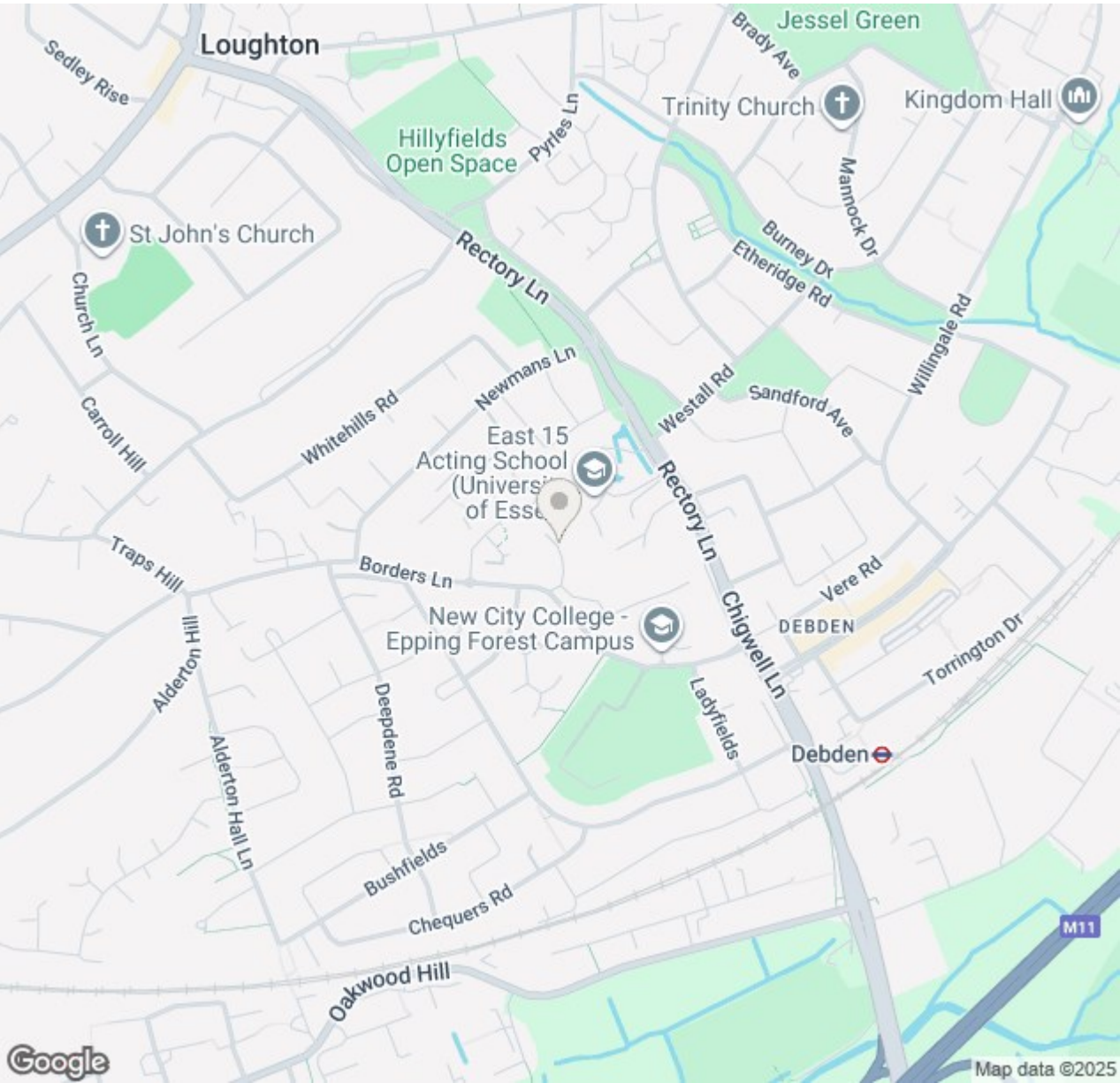
GROSS INTERNAL AREA  
FLOOR 1: 764 SQ FT, 71 m<sup>2</sup>, EXCLUDED AREAS: 64 SQ FT, 6 m<sup>2</sup>  
TOTAL: 764 SQ FT, 71 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# 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		
England & Wales	EU Directive 2002/91/EC	86 86

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		
England & Wales	EU Directive 2002/91/EC	

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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