

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



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PRIME RESIDENTIALS

# Academy Way, Loughton

**“** Nestled in the desirable area of Academy Way, Loughton, this newly built property offers a perfect blend of modern living and convenience. Spanning an impressive 786 square feet, this two-bedroom, one-bathroom home was completed in 2023, ensuring that you benefit from the latest in contemporary design and energy efficiency.

As you enter, you will be greeted by a spacious layout that maximises natural light, creating a warm and inviting atmosphere. The property features a two double bedrooms that allows plenty of space for storage, large bathroom, fully fitted kitchen, large open plan living room and balcony. The well-appointed kitchen comes equipped with high-quality Zanussi appliances, which are less than 18 months old, including a washer dryer for your convenience.

One of the standout features of this property is the delightful balcony, where you can bask in the sunshine throughout the morning and afternoon, making it a perfect spot for enjoying your morning coffee or unwinding in the evening. Additionally, residents have access to a private garden, providing a tranquil outdoor space to enjoy.

For those who commute, the property is just a short walk from the local station, making it an excellent choice for professionals. Furthermore, you will find a variety of local amenities within easy reach, ensuring that all your daily needs are met.

The property also includes a private secure parking space, which has been purchased for £10,000, adding to the convenience of urban living. With friendly neighbours and a welcoming community atmosphere, this home is not just a place to live, but a place to thrive.

In summary, this property on Academy Way is an exceptional opportunity for anyone seeking a modern home in a vibrant location. Don't miss your chance to make it your own.

**”**

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.



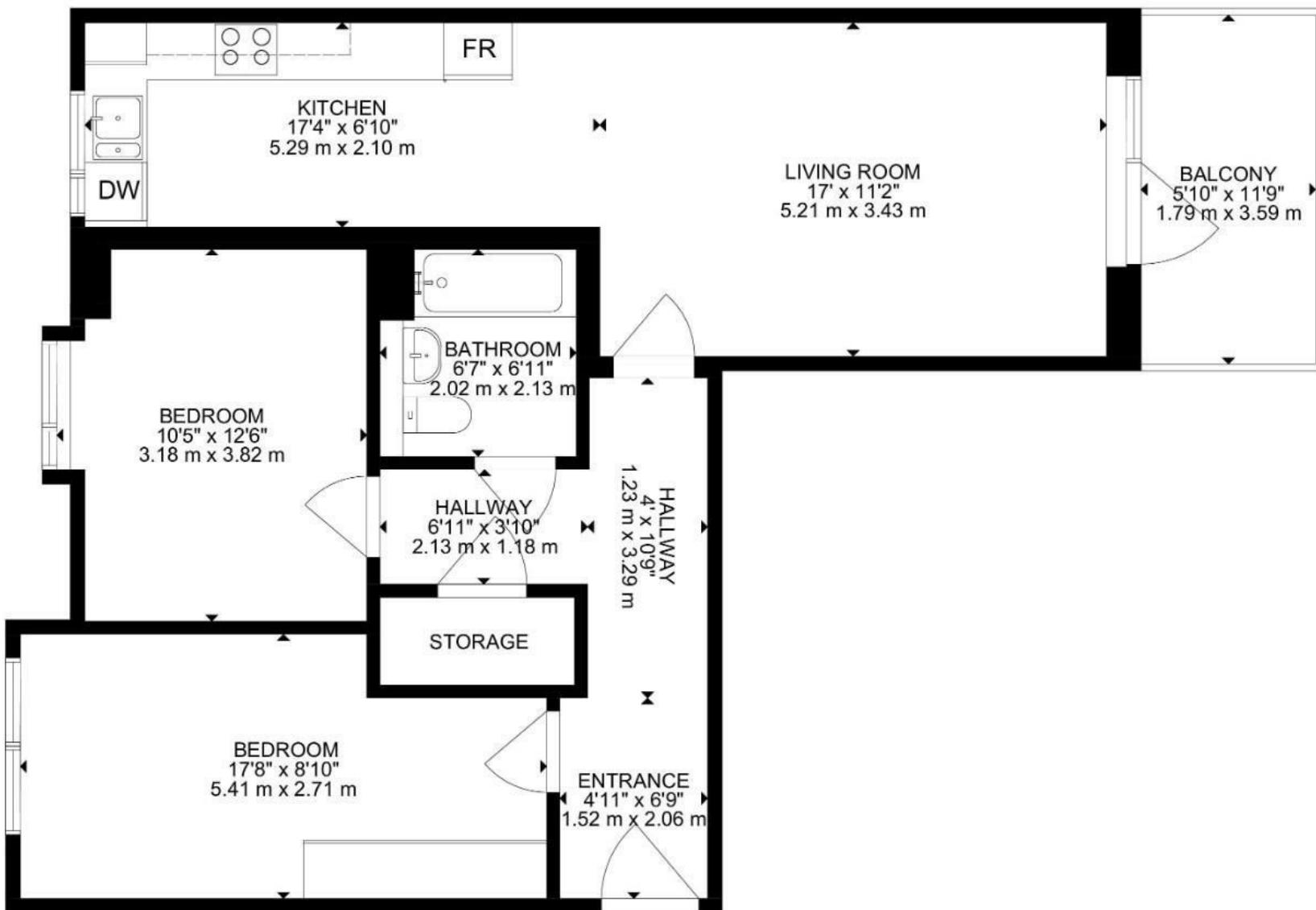
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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Sqft 786.00 sq ft	Type Apartment - Second Floor	Style New Home
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping Forest	Tax Band E

# PLANS

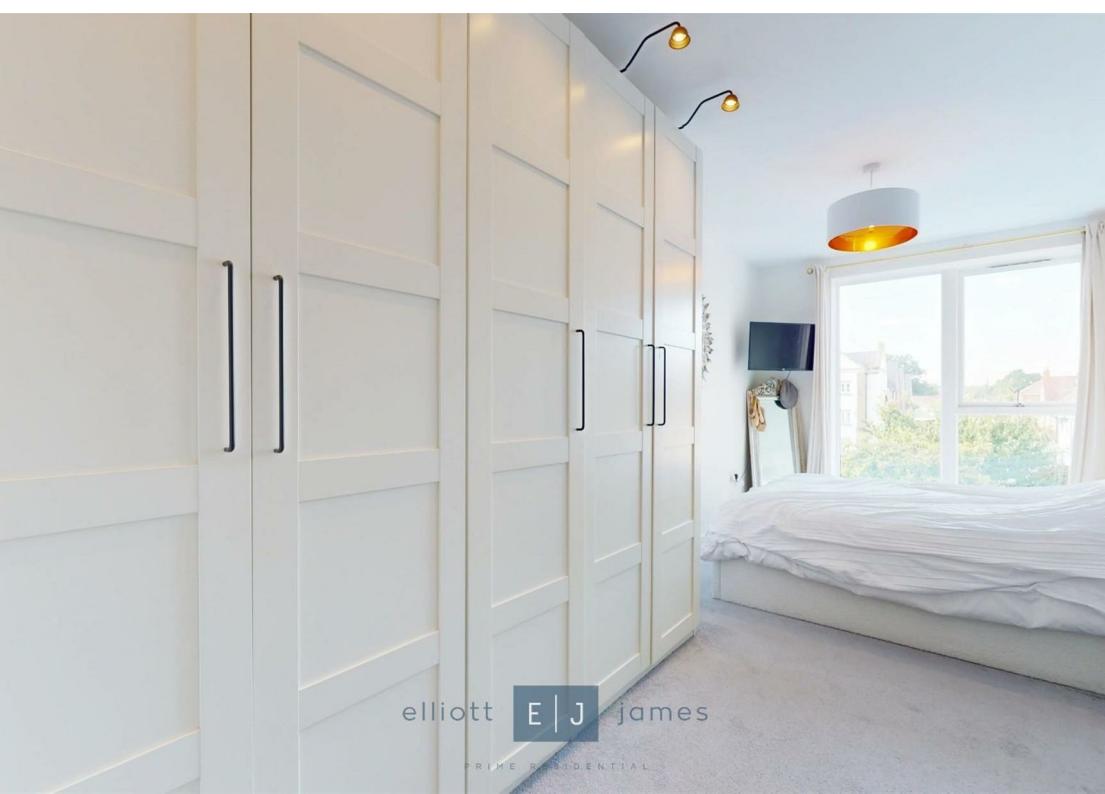


GROSS INTERNAL AREA

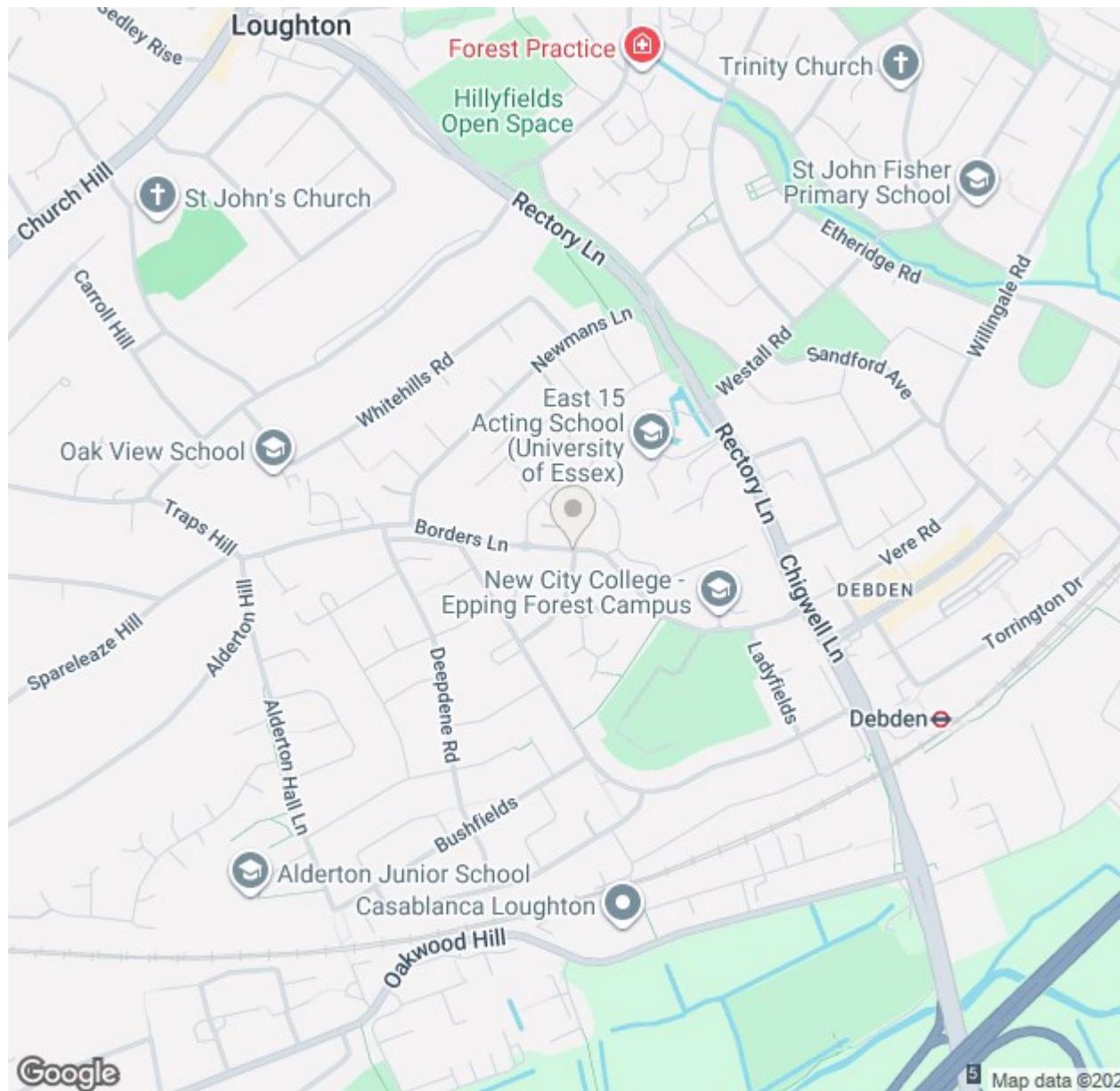
FLOOR 1: 786 SQ FT, 73 m<sup>2</sup>, EXCLUDED AREAS: BALCONY: 64 SQ FT, 6 m<sup>2</sup>

TOTAL: 786 SQ FT, 73 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

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



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