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today on 01268 777400**



Academy Way, Loughton £410,000

VIDEO PRESENTATION IN TAB BELOW *CHAIN FREE* — Aspire Estate Agents are delighted to introduce this beautifully finished two-bedroom ground-floor apartment in a sought-after Loughton development, featuring a private courtyard garden — a rare feature in this development — plus en-suite and underground parking.

The open-plan kitchen/living space is bright and social, with integrated appliances and double doors straight onto your own courtyard — perfect for alfresco dining or quiet coffee mornings. Two well-proportioned bedrooms include a principal with en-suite, while a stylish family bathroom serves bedroom two. A large utility cupboard off the hall keeps day-to-day life clutter-free.

Residents benefit from allocated underground parking, EV charging points, secure cycle store, refuse facilities, and manicured communal gardens. Entry is comprehensive and well-managed with audio/video intercom, a central reception with mailboxes, and controlled access to residential levels.

Location is spot-on: a short walk to Debden Station (Central Line) for rapid connections — around 20 minutes to Stratford (Westfield & Olympic Park) and around 30 minutes to Greenwich — with Loughton High Street close by for cafés, boutiques and restaurants. Epping Forest is moments away, and the M11/M25 are easily reached by car.

A high-spec, move-in-ready home with the standout advantage of a private courtyard — seldom available in this development.

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Hallway

15 x 3 (4.57m x 0.91m)

Family Bathroom**Master Bedroom**

13 x 11 (3.96m x 3.35m)

En-Suite**Lounge/Kitchen/Diner**

21 x 18 (6.40m x 5.49m)

Bedroom 2

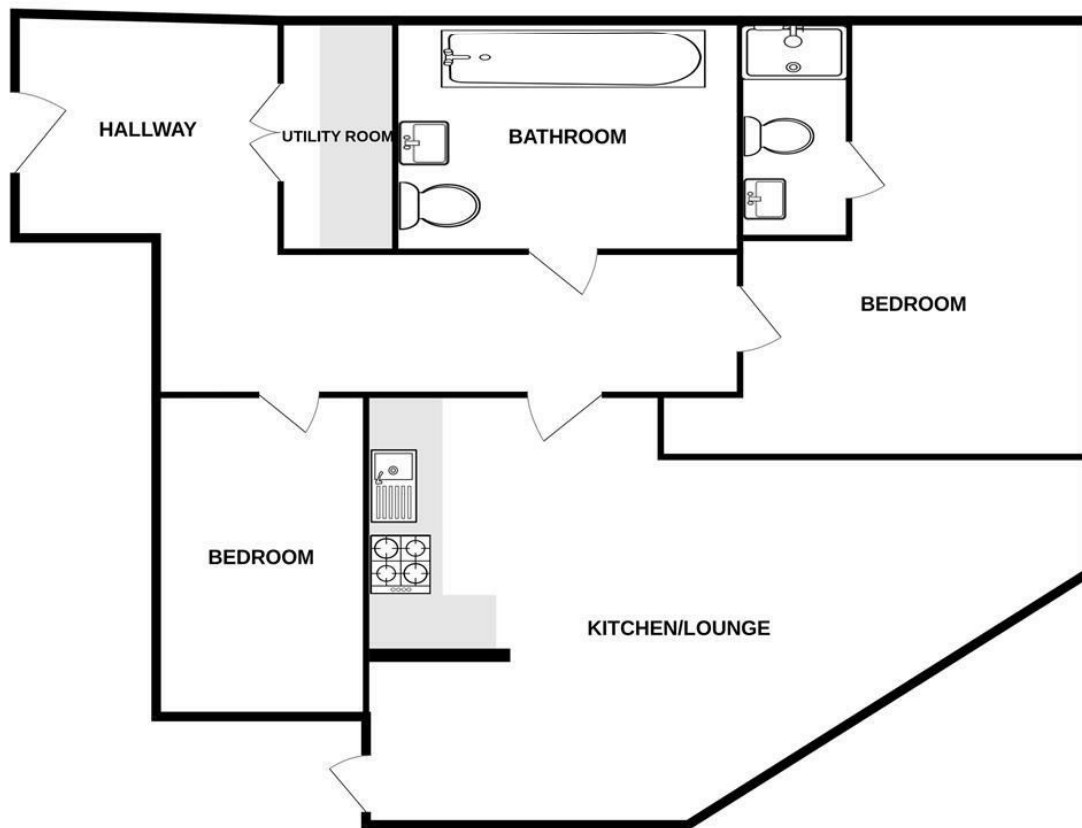
13 x 7 (3.96m x 2.13m)

Utility Room

6 x 3 (1.83m x 0.91m)

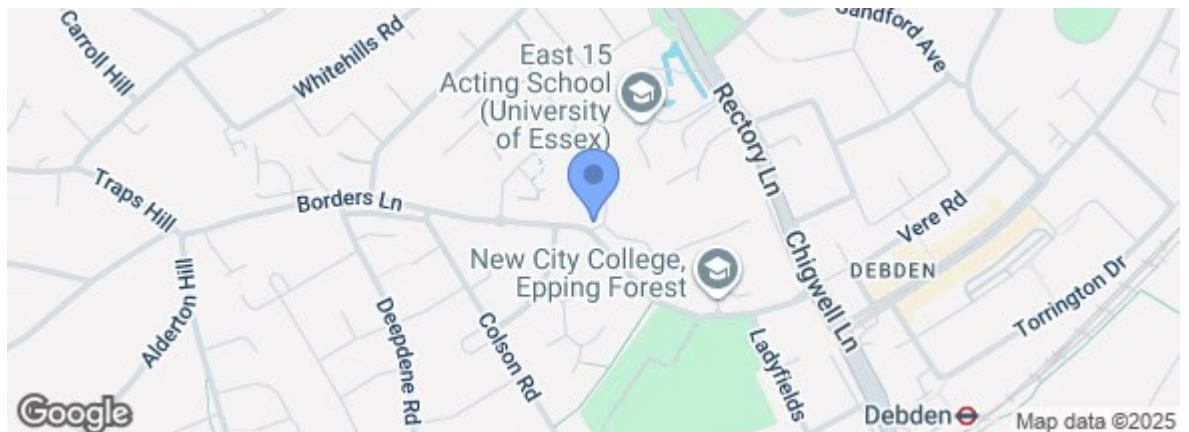
Courtyard Garden**Communal Garden/Green Space****Underground Parking****Bike Store**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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			
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			



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