



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

P R E S E N T S

Royal Oak Close, Loughton



elliott **E | J** james

estate agents

# Royal Oak Close, Loughton



Welcome to Royal Oak Close, Loughton. Set within a charming location this delightful well presented ground floor apartment built in 2020 boasts a large entrance hall, spacious principle bedroom with En suite and bay window. There is a second spacious double bedroom, family bathroom and a large open plan kitchen diner/living room offering bright and comfortable internal accommodation.

Situated just moments away from Loughton Central Line Station with easy access to Central London, Epping Forest and the High Road with its many amenities including Marks and Spencer's, a wide variety of eateries and individual shop.

The well maintained communal garden provides a lovely outdoor space where you can relax and unwind. What's more, this apartment comes with an impressive 995 years remaining on the lease, offering you peace of mind and long-term security.

The apartment also benefits from having 1 allocated parking space to the rear of the property along with visitor Parking.

Don't miss out on this fantastic opportunity to own a piece of this desirable location in Loughton.



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.



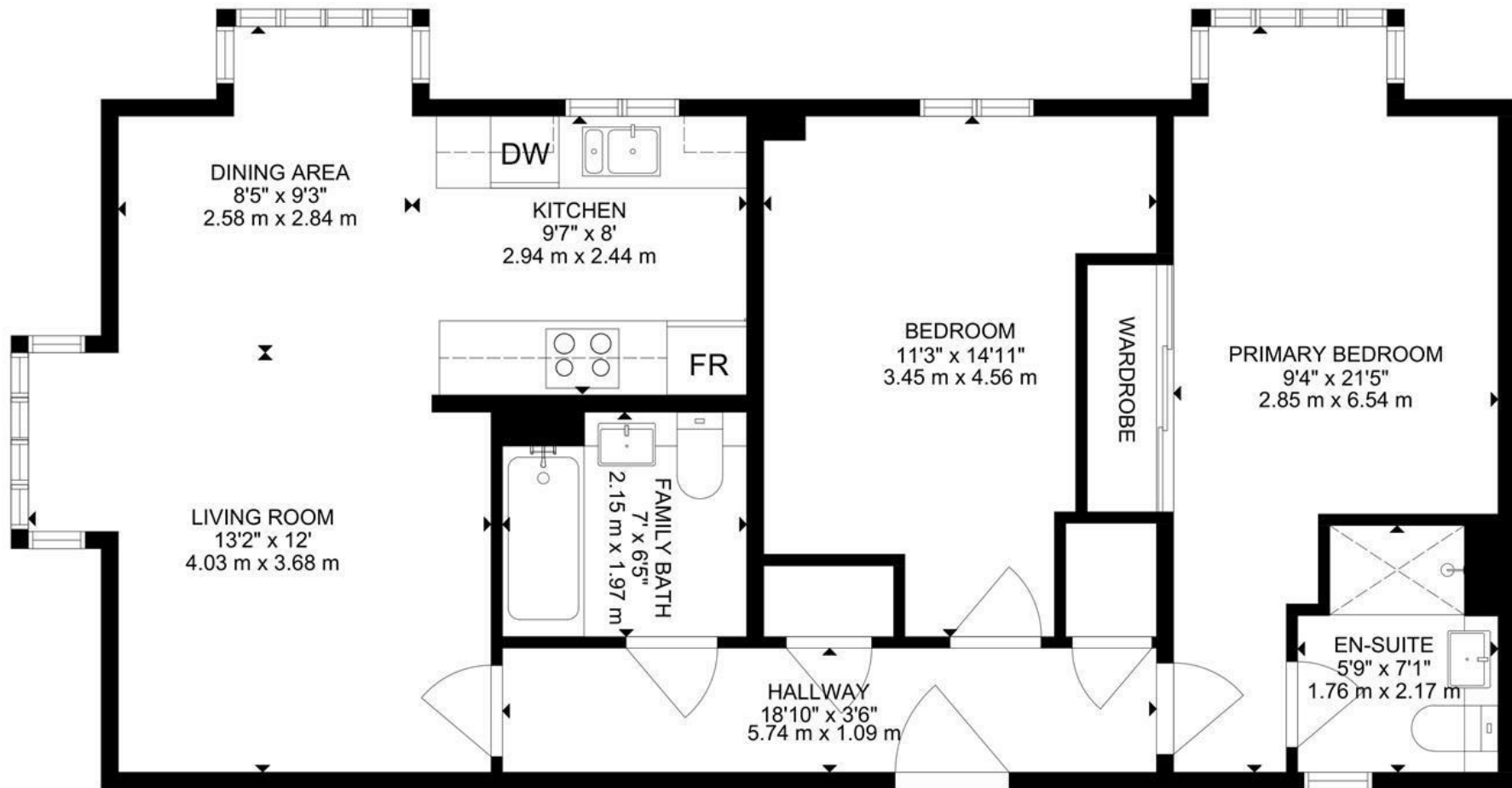
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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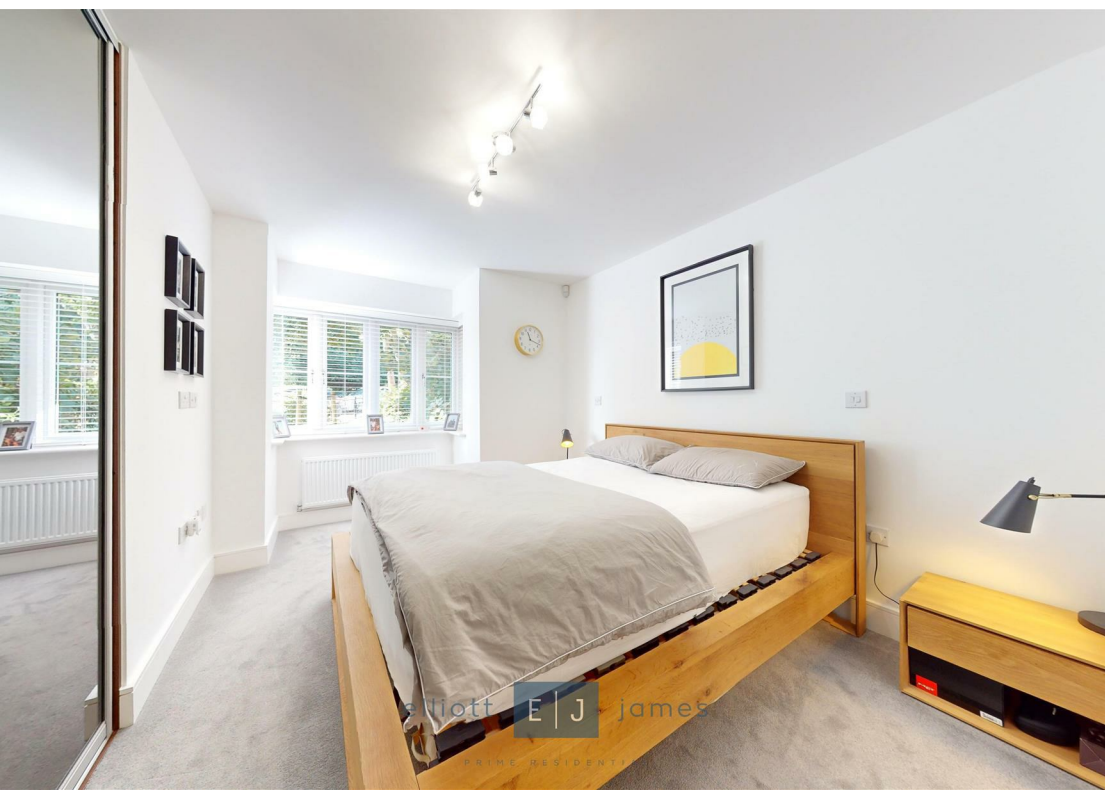
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Sqft 785.00 sq ft	Type Apartment	Style New Home
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest	Tax Band E

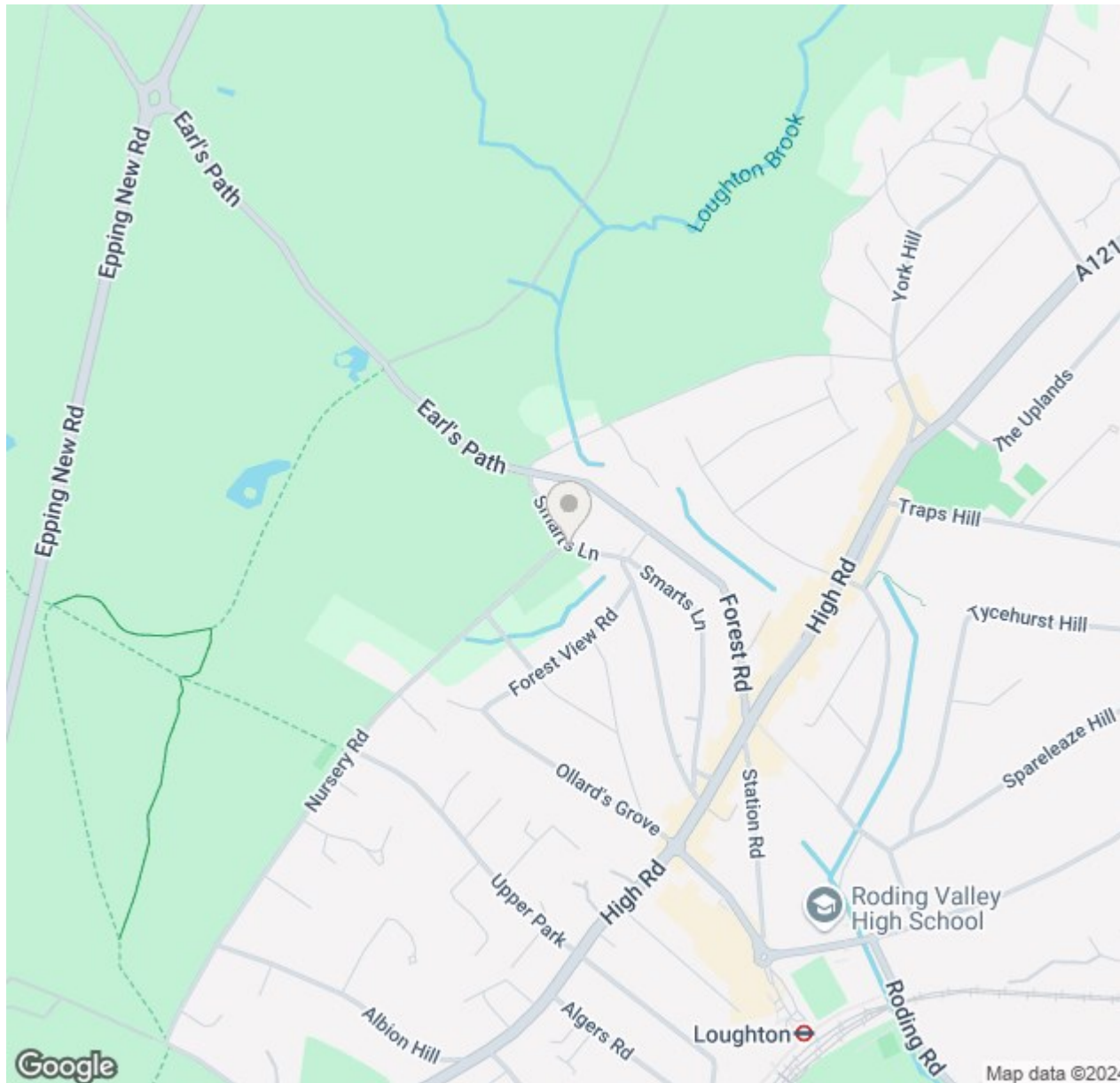
# PLANS



GROSS INTERNAL AREA  
TOTAL: 73 m<sup>2</sup>, 785 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) <b>A</b>		
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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