

SCOTT &  
STAPLETON

ST CLEMENTS GATE  
Leigh-On-Sea, SS9 1PJ  
Prices From £490,000





## ST CLEMENTS GATE

**£490,000**

LEIGH-ON-SEA, SS9 1PJ

Scott & Stapleton are privileged with instructions to bring to the market St Clements Gate, Broadway, Leigh on Sea. One of the largest, most eye catching & high specification developments to have been constructed recently right in the heart of Leigh's bustling Broadway.

This super development is ready for viewings now and potential purchasers should register their interest for invitations to the flat openings.

St Clements Gate has been constructed using the highest standards and modern technologies where residents will reap the reward of extremely low utility bills with high efficiency energy savings.

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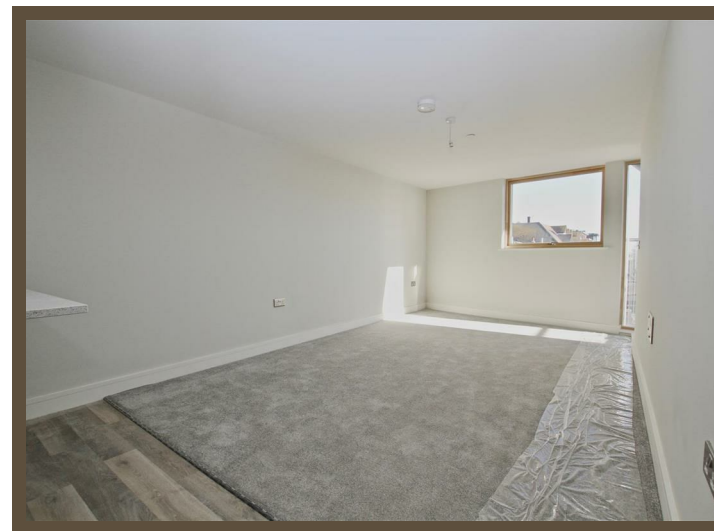
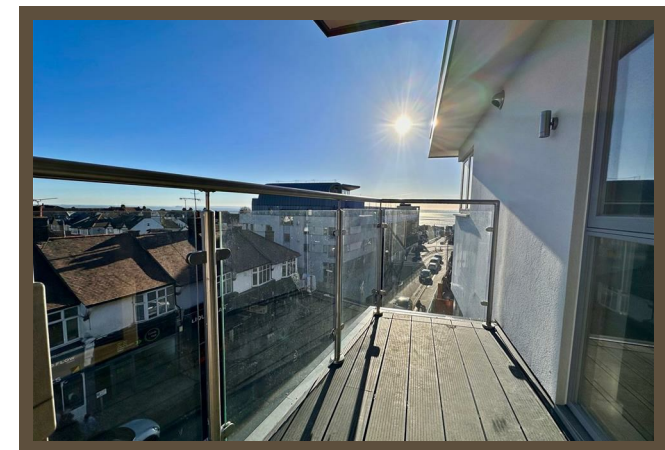
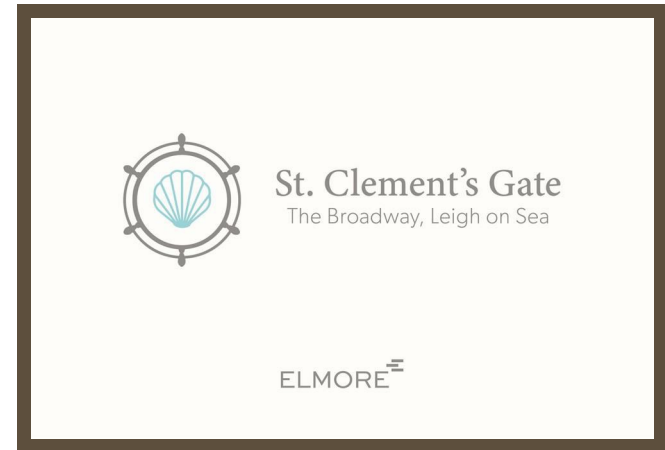
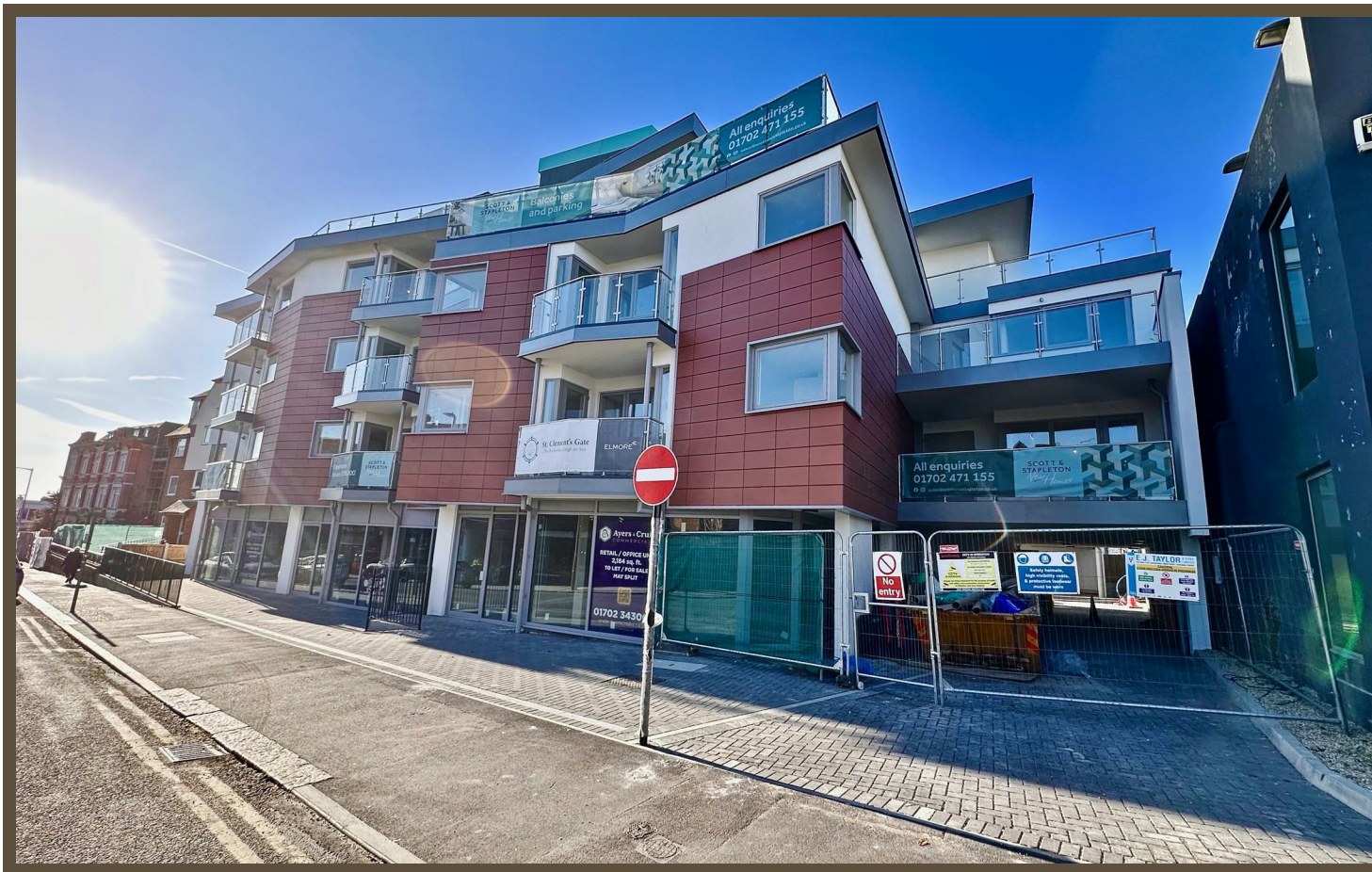
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The development is a mix of 1 & 2 bedroom apartments all with fitted wardrobes, good quality kitchens with integrated appliances, modern bathrooms, plus en suites & balconies in the 2 bedrooms properties, secure allocated parking & lift access.

Located in the centre of Leigh on Sea, St Clements Gate is ideally situated for all amenities including Leigh on Sea & Chalkwell mainline railway stations, leisure facilities including Leigh on Sea Old Town, beach, seafront & Chalkwell Park. There are an abundance of boutique shops, restaurants & bars on the doorstep whilst Southend City town centre & airport are also within a short drive.

A fantastic opportunity to purchase a wonderful apartment in a prime central location.



## Accommodation comprises

### Communal entrance

Lift to all floors

### Entrance hall

3.48m x 1.57m max (11'5 x 5'2 max)

### Lounge/diner

5.56m x 3.23m (18'3 x 10'7)

### Kitchen area

4.37m x 3.25m (14'4 x 10'8)

### Bedroom 1

3.45m x 3.23m (11'4 x 10'7)

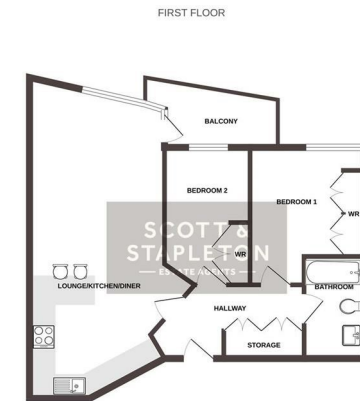
### Bedroom 2

4.55m x 2.67m (14'11 x 8'9)

### Bathroom

2.26m x 2.01m (7'5 x 6'7)

### Secure allocated parking



Very energy efficient - lower running costs  
 Not energy efficient - higher running costs  
 Very environmentally friendly - lower CO2 emissions  
 Not environmentally friendly - higher CO2 emissions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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>			
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