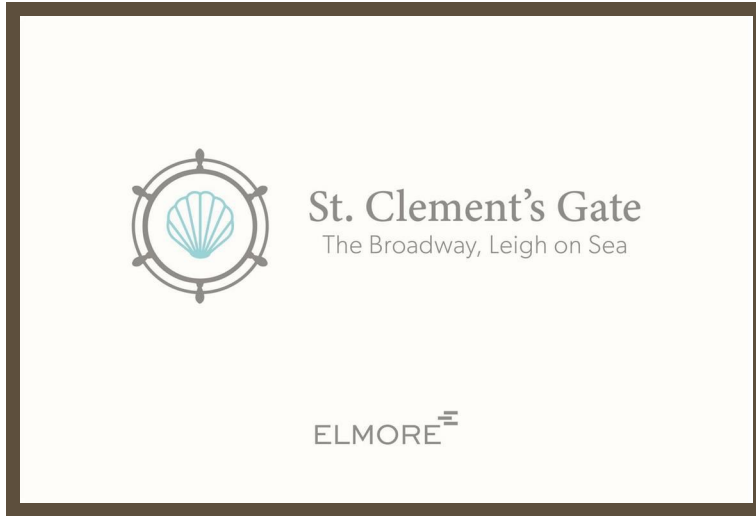


SCOTT &  
STAPLETON

ST CLEMENTS GATE  
Leigh-On-Sea, SS9 1PJ  
£850,000





## **ST CLEMENTS GATE**

**£850,000**

**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.



## Accommodation comprises

### Communal entrance

Lift access to all floors

### Entrance hall

3.10m x 3.02m (10'2 x 9'11)

### Kitchen area

3.28m x 2.97m (10'9 x 9'9)

### Dining area

4.11m x 3.56m (13'6 x 11'8)

### Lounge area

6.02m x 4.09m (19'9 x 13'5)

### Balcony

### Bedroom 1

5.41m x 3.23m (17'9 x 10'7)

### En suite

2.51m x 1.57m (8'3 x 5'2)

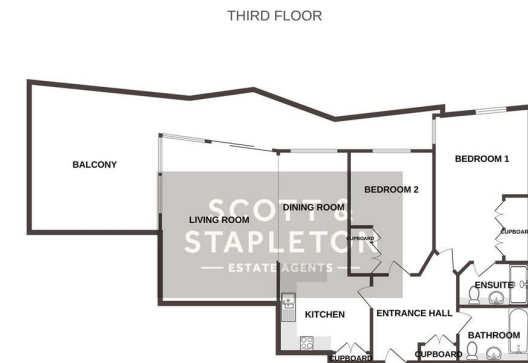
### Bedroom 2

4.34m x 2.87m (14'3 x 9'5)

### Bathroom

2.54m x 1.98m (8'4 x 6'6)

## Secure allocated parking.



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| 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>  |                         |         |           |
| (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 |         |           |