

# SCOTT & STAPLETON

**114 - 120 BROADWAY**  
Leigh-On-Sea, SS9 1AA  
**£450,000**





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\*\*\* 50% NOW SOLD \*\*\* Scott & Stapleton are privileged with instructions to offer for sale ACE The Broadway a brand new development in the heart of Leigh Broadway offering a selection of high specification luxury apartments.

These properties are of the highest quality and offer spacious accommodation with luxury fixtures & fittings throughout. All apartments benefit from Moylans fitted kitchens with integrated appliances, modern bathroom suites, underfloor heating throughout, video intercom systems & south or west facing balconies.

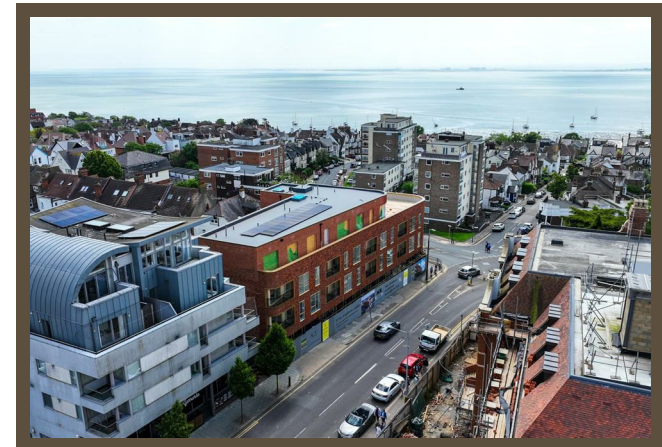
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There is also secure allocated parking for each apartment plus a large communal roof terrace, lift service, long leases & building guarantees.

Ideally situated within central Leigh the apartments are perfectly positioned within the hustle & bustle of Leigh Broadway with its numerous bars, restaurants & boutiques. The properties are also within easy reach of Leigh or Chalkwell mainline railway stations, the seafront and all other amenities.

A fabulous opportunity to purchase a super apartment in a highly desirable development. An early reservation is strongly advised.



**N.B**

CGI's are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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