

SCOTT &  
STAPLETON

114 - 120 BROADWAY  
Leigh-On-Sea, SS9 1AA  
£550,000







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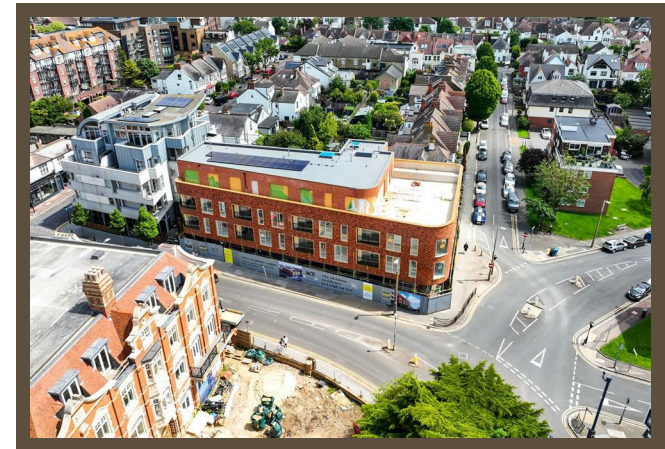
These properties are of the highest quality and offer spacious accommodation with luxury fixtures & fittings throughout. All apartments benefit from Moylans fitted kitchens with integrated appliances, modern bathroom suites, underfloor heating throughout, video intercom systems & south or west facing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

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.

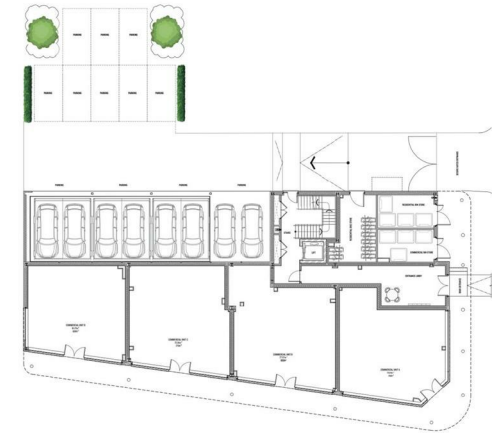






**N.B**

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<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |           |
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| (81-91) <b>B</b>   |                            |           |
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