

# SCOTT & STAPLETON

ST CLEMENTS GATE  
Leigh-On-Sea, SS9 1PJ  
£600,000





## **ST CLEMENTS GATE**

**£600,000**

**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.

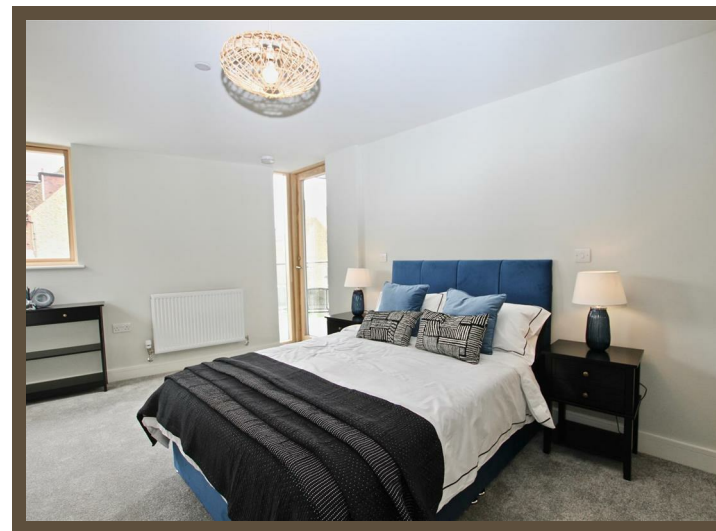
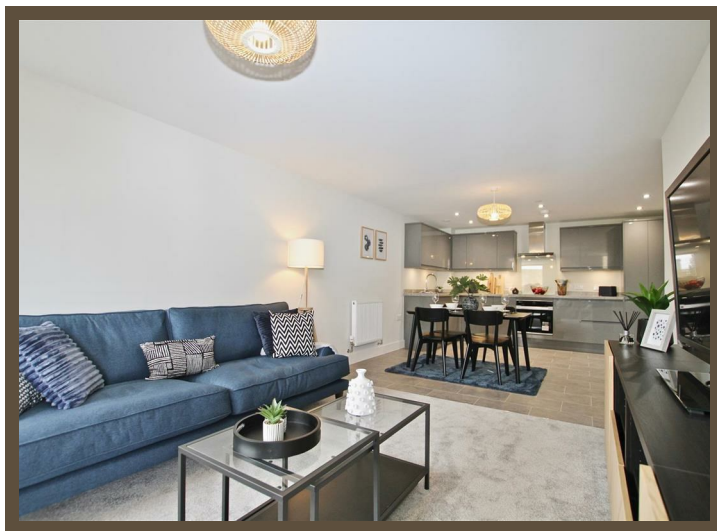
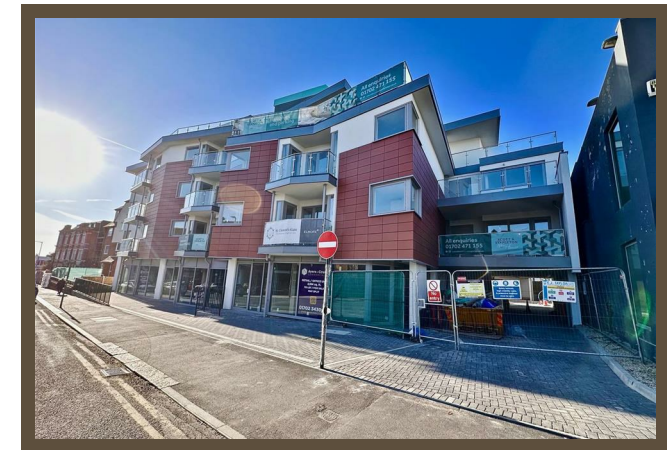
This super development is ready for viewings now and potential purchasers should register their interest for invitations to the flat openings.

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.



St. Clement's Gate  
The Broadway, Leigh on Sea

ELMORE



## Accommodation comprises

### Communal entrance

Lift to all floors

### Entrance hall

### Lounge

### Kitchen/Dining room

### Bedroom One

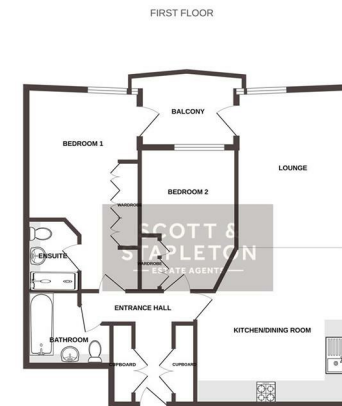
### Ensuite Shower

### Bedroom Two

### Balcony

### Bathroom

### Secure allocated parking



These energy efficiency ratings have been based on the assumed energy performance of the property. The actual energy performance may vary depending on the actual energy performance of the property. The energy performance of the property may be improved by the use of energy saving measures. The energy performance of the property may be improved by the use of energy saving measures.

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		