

SCOTT &
STAPLETON

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





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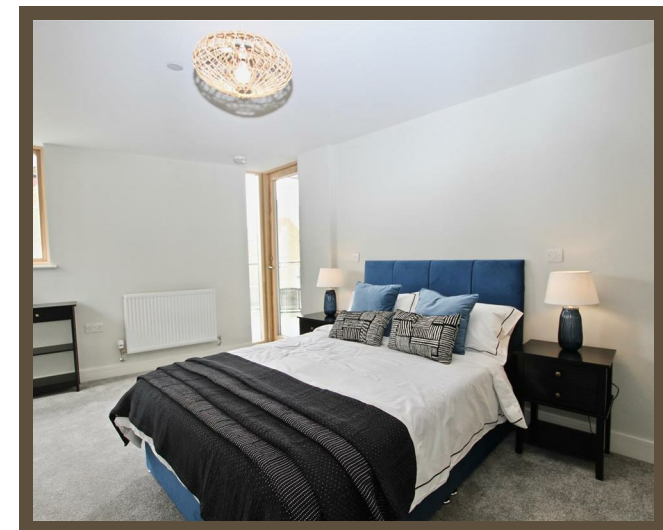
LEIGH-ON-SEA, SS9 1PJ

**£1,850 per
month**

This beautiful 2 bedroom apartment comprises of a good quality open-plan lounge/kitchen with integrated appliances, two double bedrooms with fitted wardrobes, a modern bathroom & en en-suite, balcony, 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.

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 to all floors

Entrance hall

Lounge

Kitchen/Dining room

Bedroom One

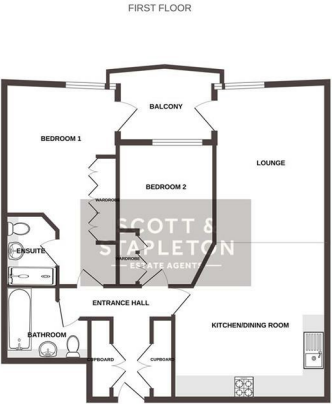
Ensuite Shower

Bedroom Two

Balcony

Bathroom

Secure allocated parking



When calculating the energy efficiency and environmental impact of a property, the following factors are taken into account: the energy performance of the building, the energy performance of the building's services, the energy performance of the building's appliances, the energy performance of the building's lighting, the energy performance of the building's heating, the energy performance of the building's cooling, the energy performance of the building's ventilation, the energy performance of the building's air conditioning, the energy performance of the building's refrigeration, the energy performance of the building's air treatment, the energy performance of the building's air purification, the energy performance of the building's air conditioning, the energy performance of the building's refrigeration, the energy performance of the building's air treatment, the energy performance of the building's air purification.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC