

SCOTT &
STAPLETON

ST CLEMENTS GATE
Leigh-On-Sea, SS9 1PJ
£275,000





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*** FIRST TIME BUYERS INCENTIVES *** NO STAMP DUTY *** LEGAL FEES PAID *** ALL COSTS PAID FOR FIRST YEAR *** FULLY FURNISHED *** (stt)

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.

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

Open plan lounge/diner/kitchen

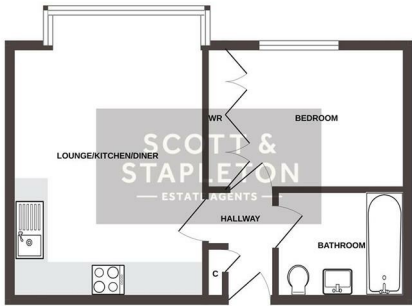
Bedroom

3.89m x 3.15m (12'9 x 10'4)

Bathroom

2.51m x 2.16m (8'3 x 7'1)

Secure allocated parking



Energy Efficiency has been calculated based on the assumption of the property being occupied by a typical household. The actual energy efficiency of the property may vary depending on the actual use of the property and the actual energy consumption. The energy efficiency of the property is not a guarantee of performance and is not a recommendation to purchase. The energy efficiency of the property is not a guarantee of performance and is not a recommendation to purchase.

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	