

SCOTT &
STAPLETON

ST CLEMENTS GATE
Leigh-On-Sea, SS9 1PJ
£250,000





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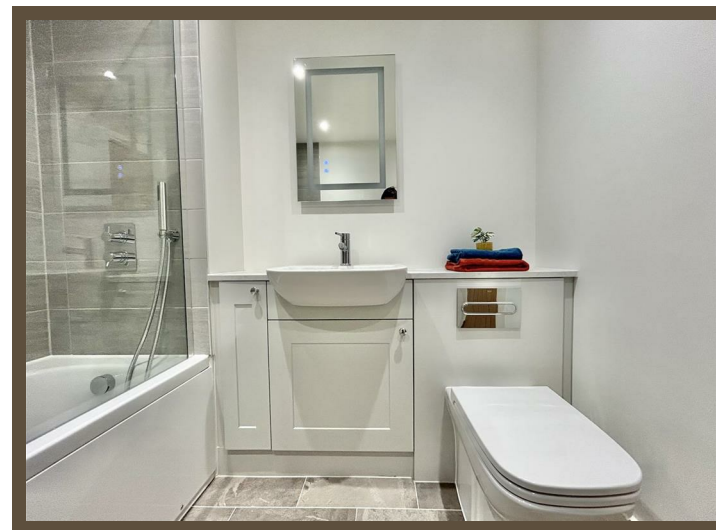
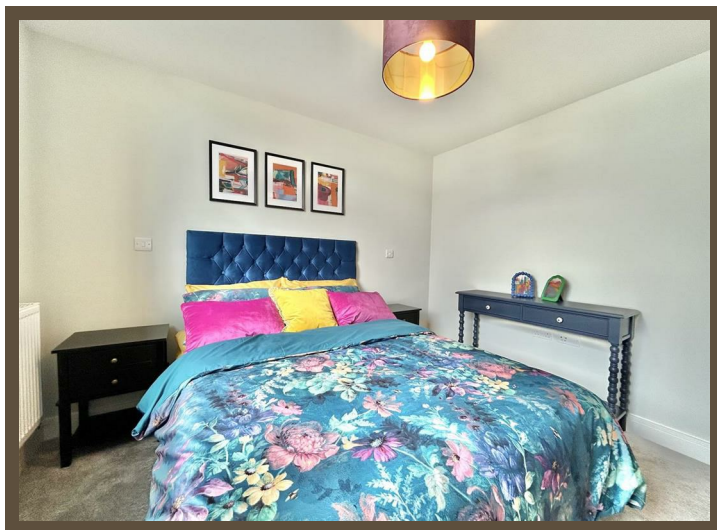
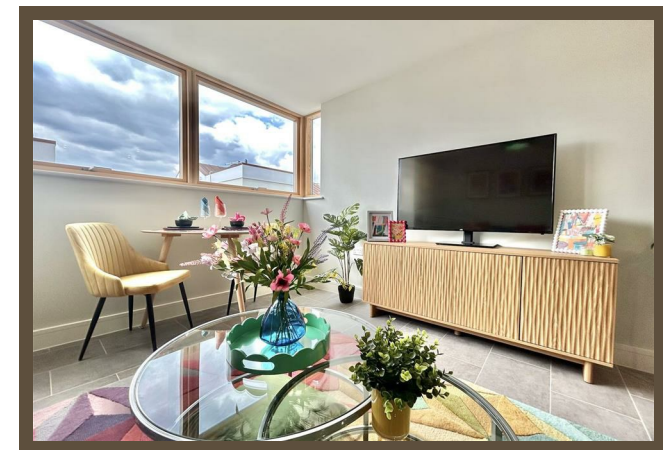
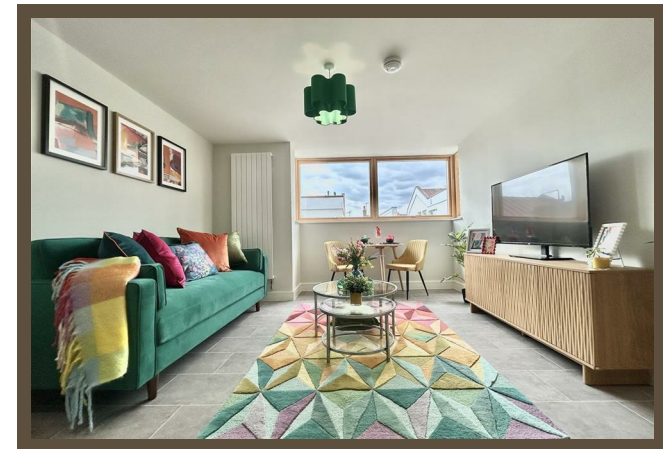
£250,000

LEIGH-ON-SEA, SS9 1PJ

*** INCENTIVES AVAILABLE *** Scott & Stapleton are excited to offer for sale this modern 1 bedroom purpose built apartment situated within a highly desirable development in the heart of Leigh Broadway.

This superb property has been built to the highest standards with a high specification throughout and benefits from a large open plan lounge/diner & kitchen with integrated appliances. There is a good size double bedroom with luxury fitted wardrobes & a modern, fully tiled bathroom.

There are also the added benefits of a secure allocated parking space, lift service, bin & bike stores plus a share of freehold with reasonable service charges.



Accommodation comprises

Communal entrance

Lift access to all floors.

Entrance hall

Open plan lounge/diner/kitchen

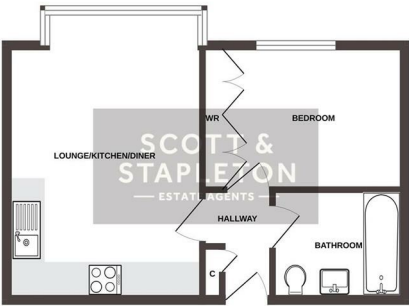
Bedroom

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 energy efficiency rating is based on the assumption of the property being occupied by a typical household. The energy efficiency rating is based on the assumption of the property being occupied by a typical household. The energy efficiency rating is based on the assumption of the property being occupied by a typical household.

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