

# SCOTT & STAPLETON

ST CLEMENTS GATE  
Leigh-On-Sea, SS9 1PJ  
£575,000





## **ST CLEMENTS GATE**

**£575,000**

**LEIGH-ON-SEA, SS9 1PJ**

**\*\*\* 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.

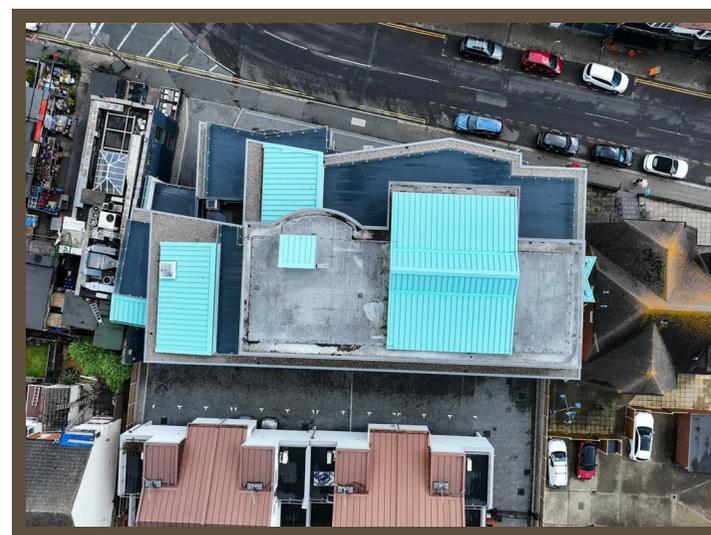
St Clements Gate has been constructed using the highest standards and modern technologies where residents will reap the reward of extremely low utility bills with high efficiency energy savings.



All enquiries  
01702 471 155

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SCOTT & STAPLETON  
*New Homes*



## 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



Energy efficiency and environmental impact ratings are based on the assumed energy performance of the property. The ratings are based on the assumed energy performance of the property. The ratings are based on the assumed energy performance of the property.

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		