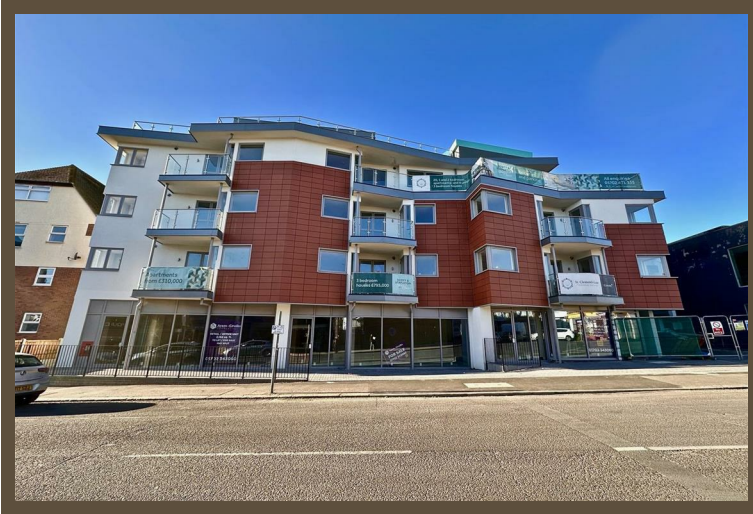


SCOTT &  
STAPLETON

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





## ST CLEMENTS GATE

LEIGH-ON-SEA, SS9 1PJ

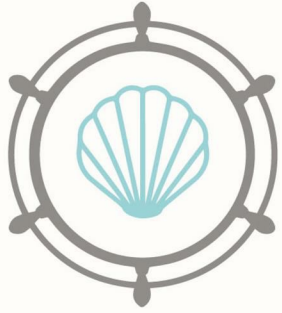
**£1,250**

**pcm**

Scott & Stapleton are privileged with instructions to bring to the rental market this one bedroom apartment within the brand new St Clements Gate development, 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.

Accommodation compromises of one double bedroom with fitted wardrobes, an open plan kitchen living space with integrated good quality appliances, modern fitted bathroom & secure allocated parking & lift access.

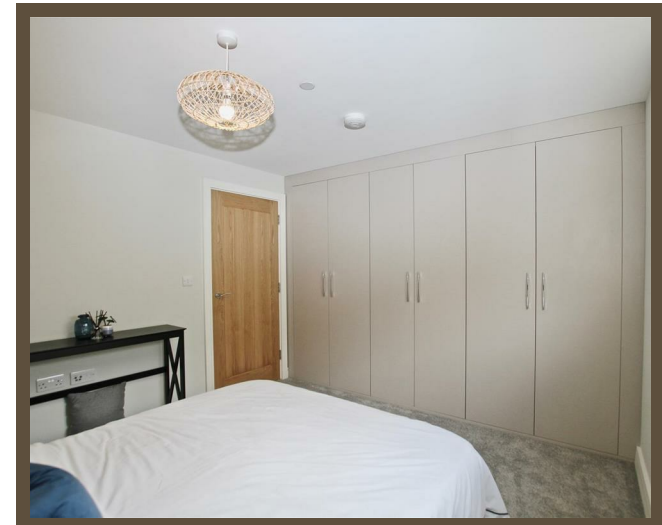
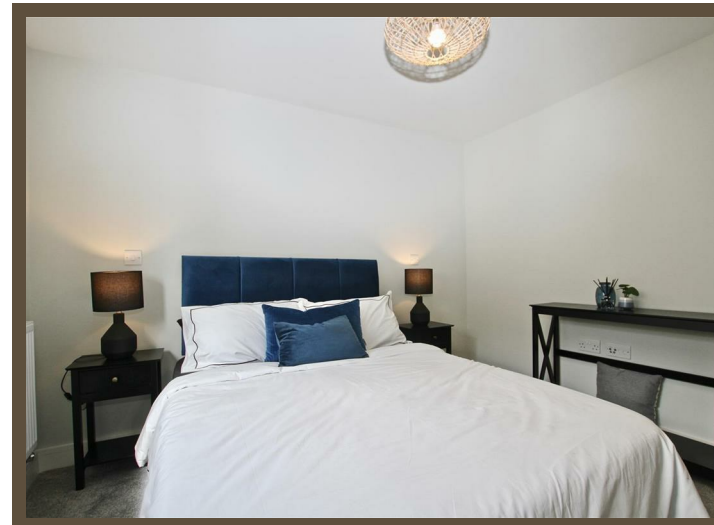
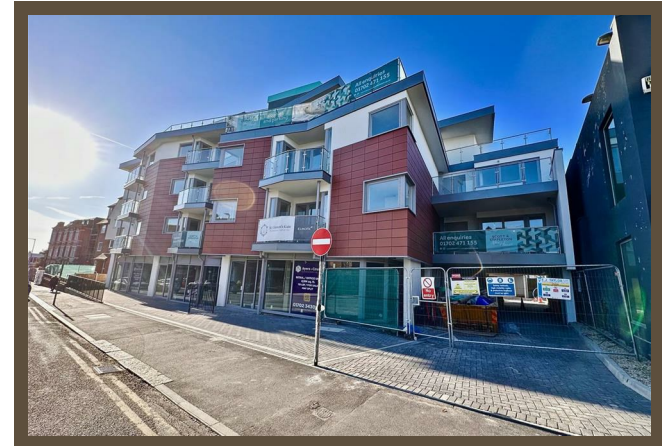




# St. Clement's Gate

The Broadway, Leigh on Sea

ELMORE



Accommodation comprises

Communal entrance

Lift access to all floors.

Entrance hall

Open plan lounge/diner/kitchen

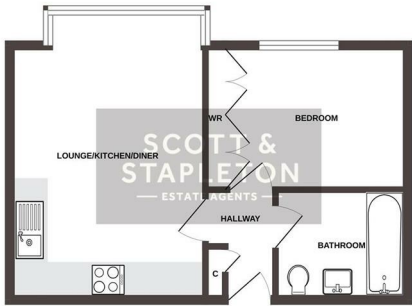
Bedroom

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 rated to meet the requirements of the European Union's Energy Efficiency Directive (EED) and the Energy Performance of Buildings Directive (EPBD). The rating is based on the property's energy performance and is subject to change. The rating is not a guarantee of energy efficiency and is not a recommendation to purchase the property.

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		
83		83
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC