

SCOTT &
STAPLETON

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





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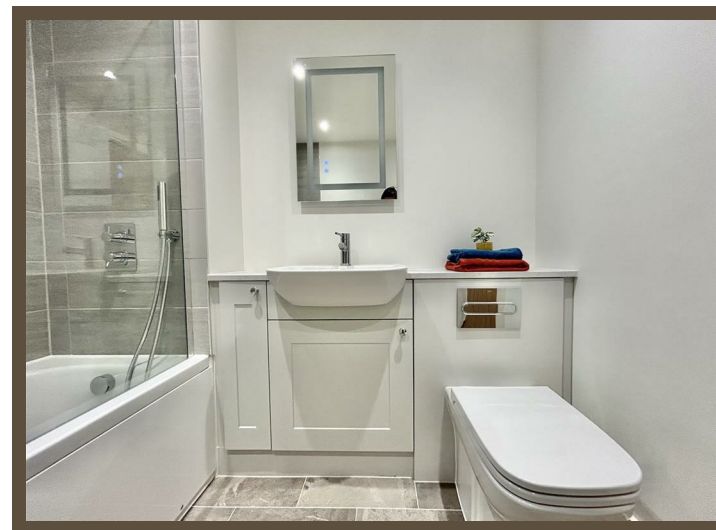
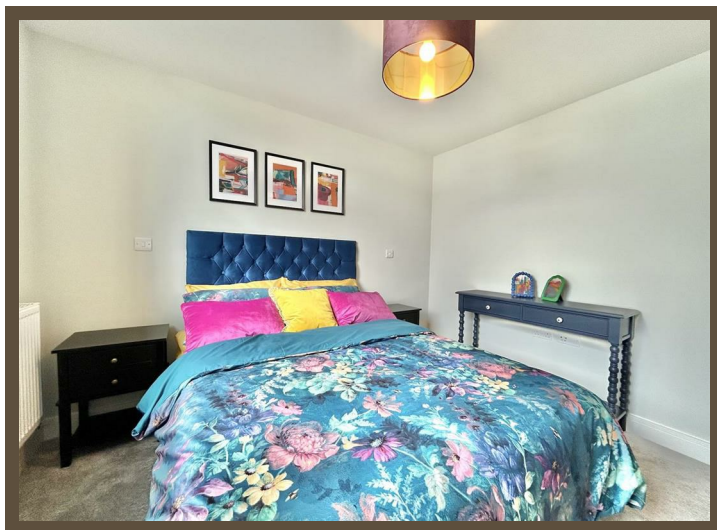
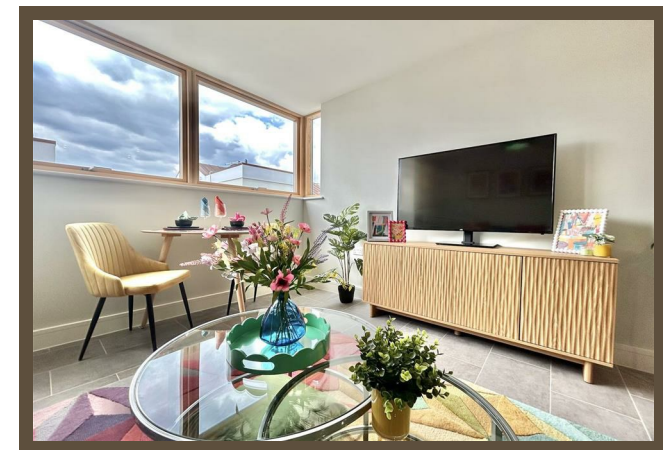
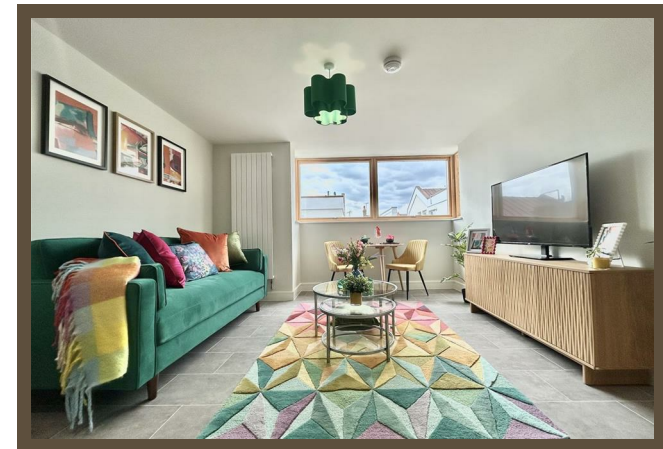
£250,000

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

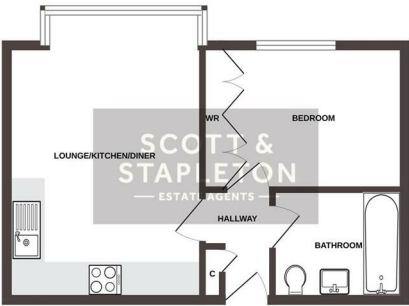
Bedroom

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

Bathroom

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

Secure allocated parking



While every effort has been made to ensure the accuracy of the figures contained here, the company, its agents and its advisers do not accept any responsibility for any errors or omissions. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose.

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