

SCOTT &  
STAPLETON

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





## **ST CLEMENTS GATE**

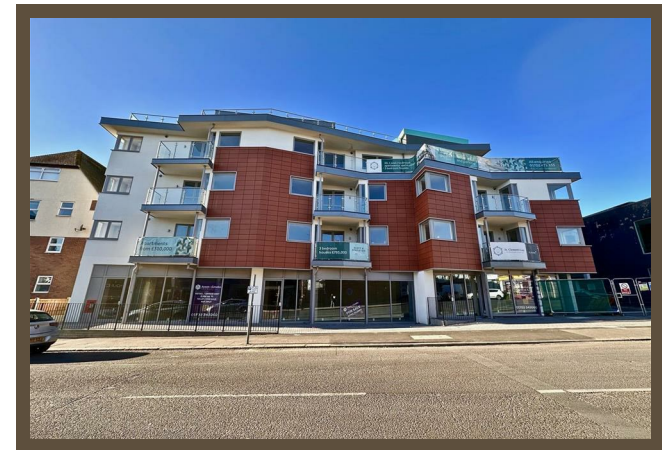
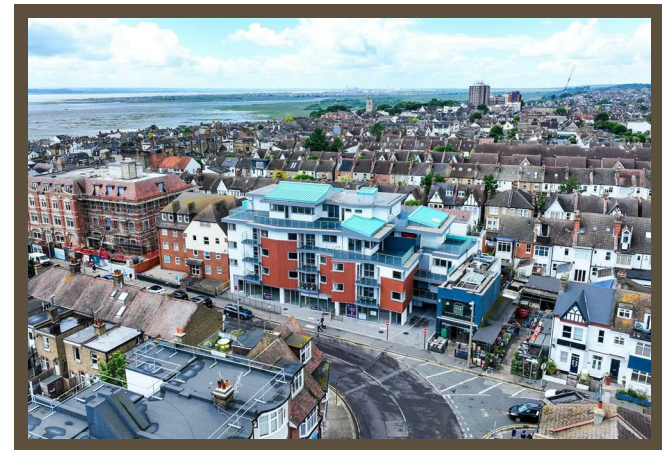
LEIGH-ON-SEA, SS9 1PJ

**£1,250 per  
month**

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.

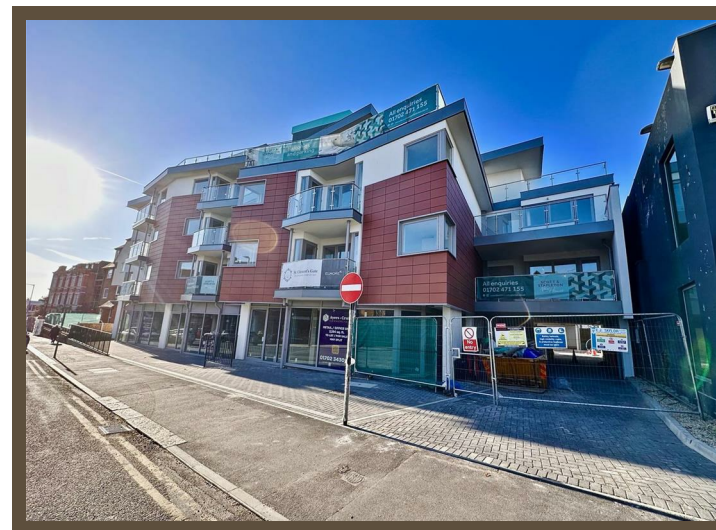
St Clements Gate has been constructed using the highest standards and modern technologies where residents will reap the reward of extremely low utility bills with high efficiency energy savings.

The property consists of fitted wardrobes, a good quality kitchen with integrated appliances, a modern bathroom, secure allocated parking & lift access.



**St. Clement's Gate**  
The Broadway, Leigh on Sea

ELMORE 



**All enquiries**  
**1702 471 155**  
sales@scottandstapleton.co.uk

**SCOTT & STAPLETON**  
*New Homes*

## Accommodation comprises

### Communal entrance

Lift access to all floors.

### Entrance hall

### Open plan lounge/diner/kitchen

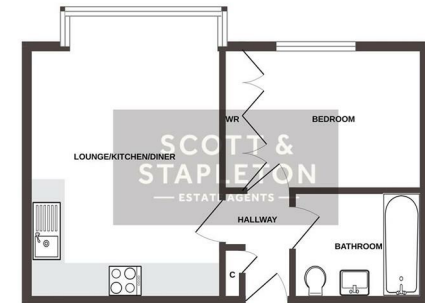
### Bedroom

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

### Bathroom

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

### Secure allocated parking



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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	