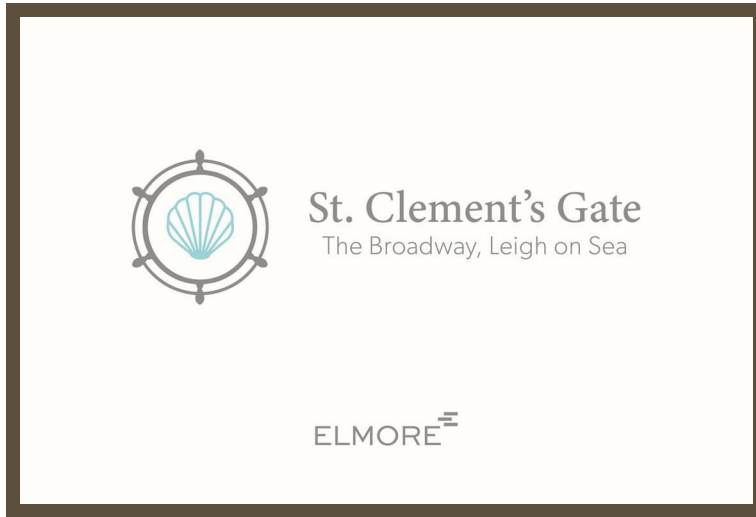


SCOTT &
STAPLETON

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





ST CLEMENTS GATE

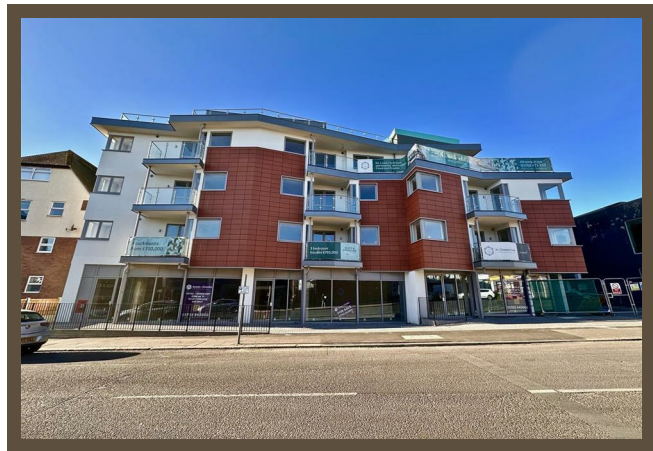
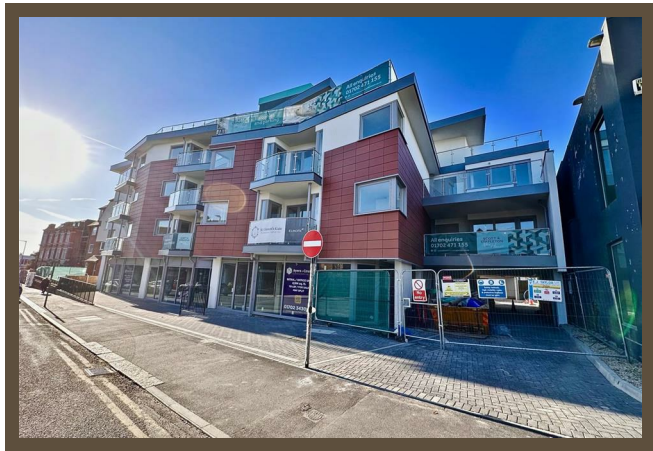
£575,000

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.



Accommodation comprises

Communal entrance

Lift to all floors

Entrance hall

Lounge

Kitchen/Dining room

Bedroom One

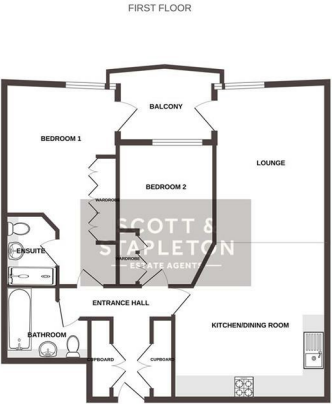
Ensuite Shower

Bedroom Two

Balcony

Bathroom

Secure allocated parking



When calculating the energy efficiency of a property, the following factors are taken into account: the type of property, the size of the property, the type of heating system, the type of insulation, the type of windows, the type of doors, the type of roof, the type of ground, the type of walls, the type of floors, the type of furniture, the type of appliances, the type of lighting, the type of ventilation, the type of air conditioning, the type of heating system, the type of insulation, the type of windows, the type of doors, the type of roof, the type of ground, the type of walls, the type of floors, the type of furniture, the type of appliances, the type of lighting, the type of ventilation, the type of air conditioning.

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	