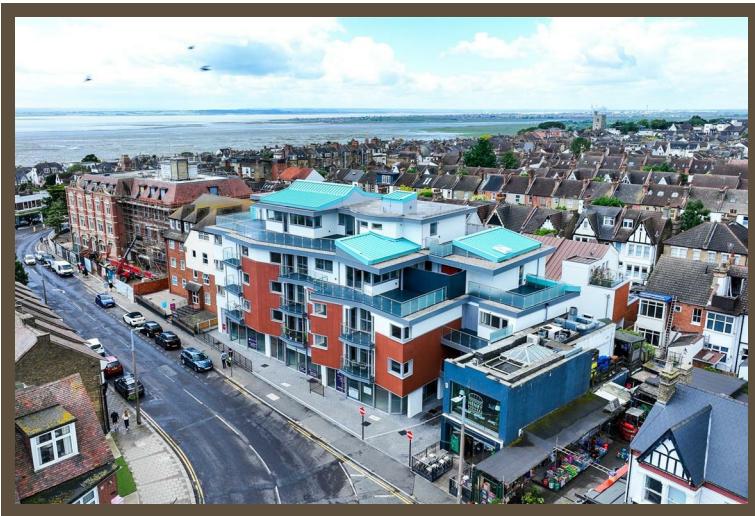


SCOTT &
STAPLETON

ST CLEMENTS GATE
Leigh-On-Sea, SS9 1PJ
Prices From £490,000





ST CLEMENTS GATE

LEIGH-ON-SEA, SS9 1PJ

£490,000

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.

This super development is ready for viewings now and potential purchasers should register their interest for invitations to the flat openings.

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.

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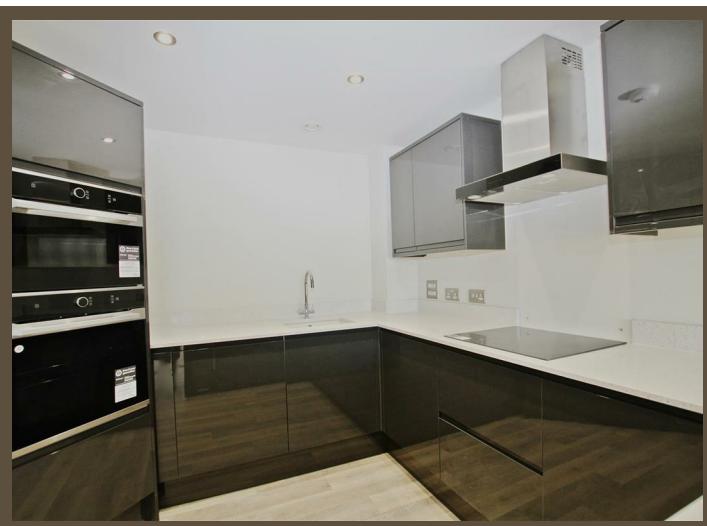
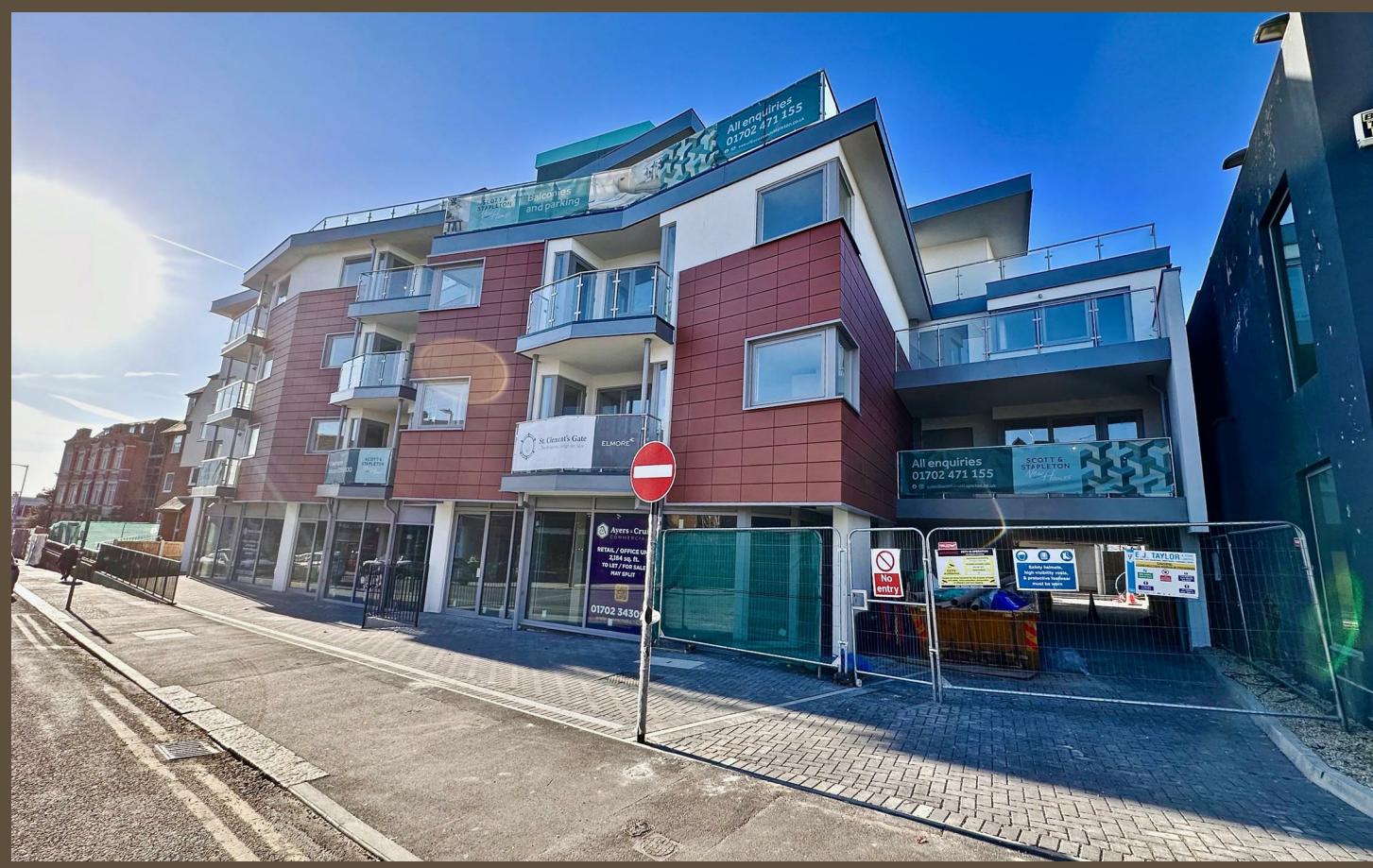
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The development is a mix of 1 & 2 bedroom apartments all with fitted wardrobes, good quality kitchens with integrated appliances, modern bathrooms, plus en suites & balconies in the 2 bedrooms properties, secure allocated parking & lift access.

Located in the centre of Leigh on Sea, St Clements Gate is ideally situated for all amenities including Leigh on Sea & Chalkwell mainline railway stations, leisure facilities including Leigh on Sea Old Town, beach, seafront & Chalkwell Park. There are an abundance of boutique shops, restaurants & bars on the doorstep whilst Southend City town centre & airport are also within a short drive.

A fantastic opportunity to purchase a wonderful apartment in a prime central location.



Accommodation comprises

Communal entrance

Lift to all floors

Entrance hall

3.48m x 1.57m max (11'5 x 5'2 max)

Lounge/diner

5.56m x 3.23m (18'3 x 10'7)

Kitchen area

4.37m x 3.25m (14'4" x 10'8")

Bedroom 1

3.45m x 3.23m (11'4" x 10'7")

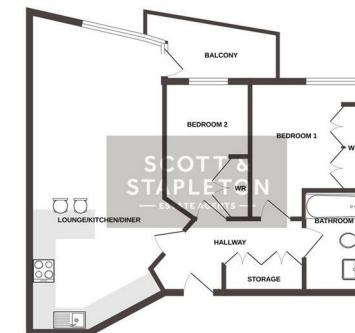
Bedroom 2

4.55m x 2.67m (14'11" x 8'9")

Bathroom

2.26m x 2.01m (7'5 x 6'7)

Secure allocated parking



'Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions, rooms and any other details are approximate and not necessarily to scale for any one, omission or any other errors, omissions or inaccuracies may occur and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
State with Mitrebox 2023

Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(92 plus)	Green	Very energy efficient - lower running costs
B	(81-91)	Dark Green	
C	(69-80)	Medium Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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		

EU Directive 2002/91/EC