

SCOTT &
STAPLETON

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





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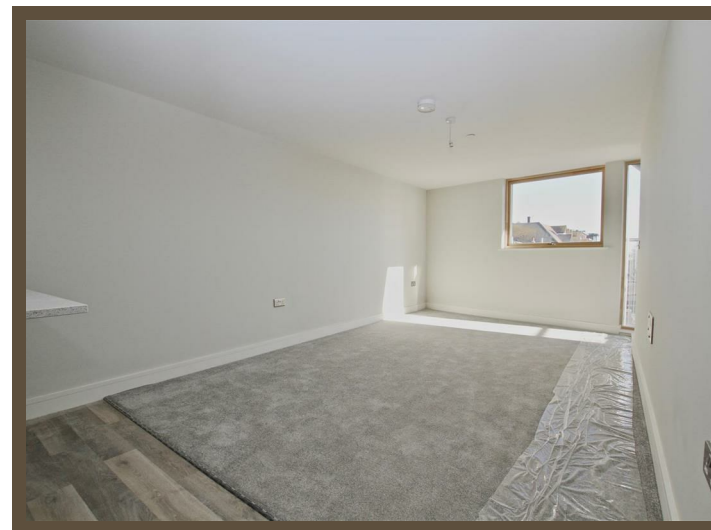
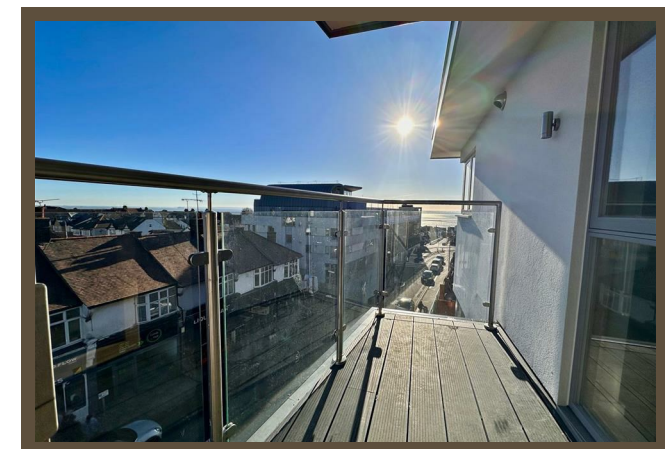
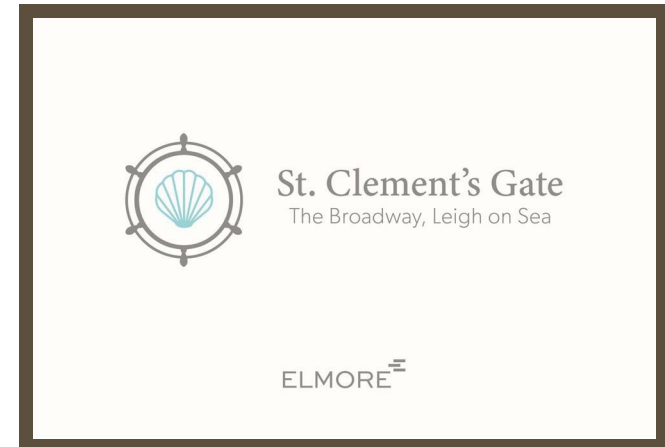
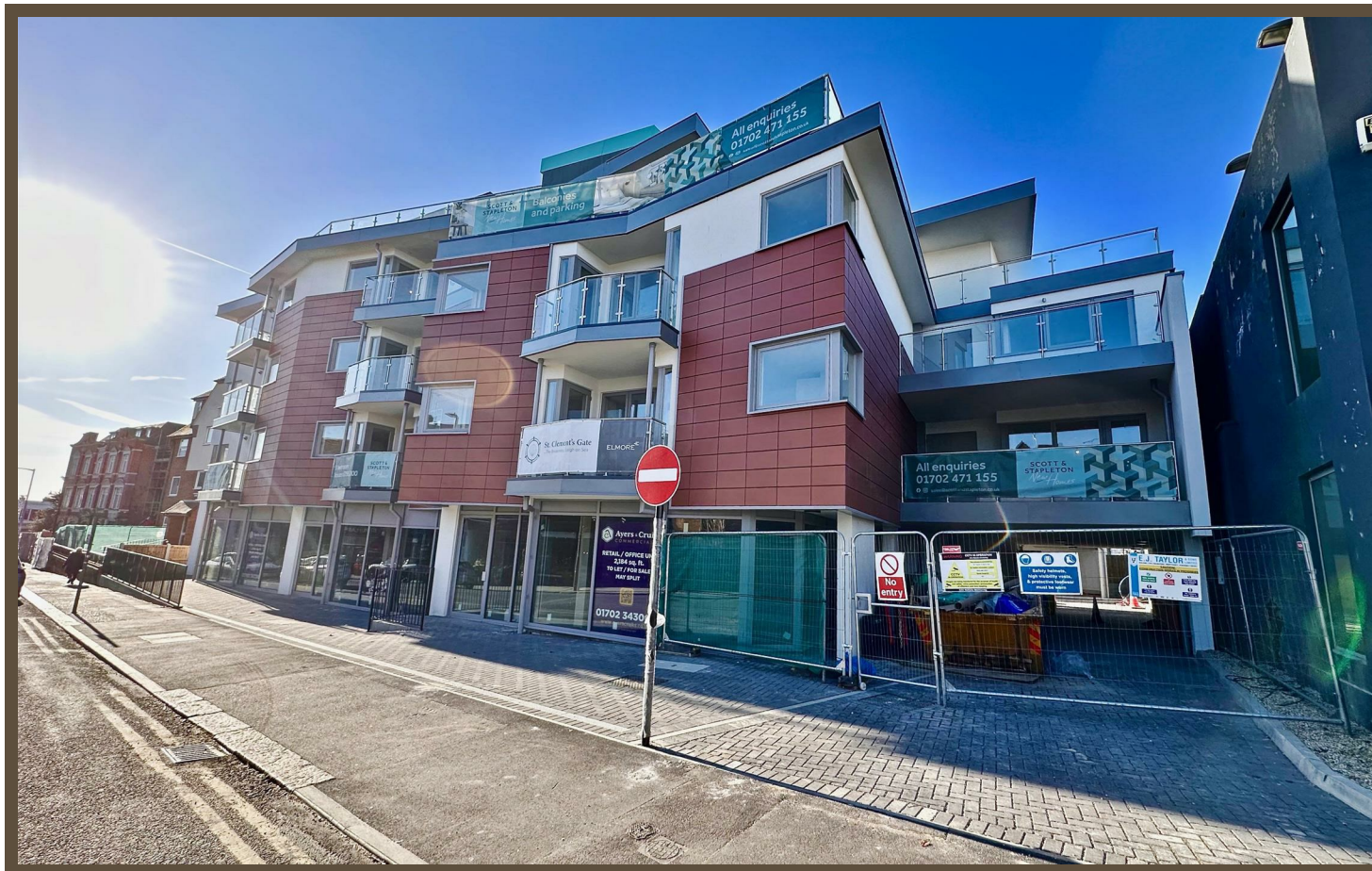
St Clements Gate has been constructed using the highest standards and modern technologies where residents will reap the reward of extremely low utility bills with high efficiency energy savings.

The 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.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



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)

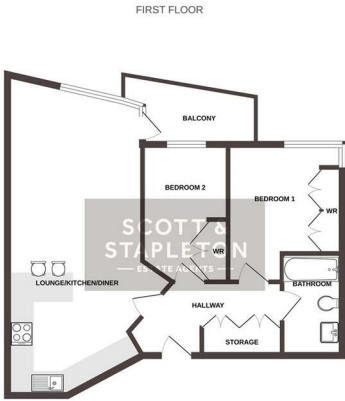
Bedroom 2

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

Bathroom

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

Secure allocated parking



These energy efficiency and environmental impact ratings are calculated by the Energy Rating Agency (ERA) using the information provided in the Energy Performance Certificate (EPC) and the Environmental Impact Statement (EIS) for this property. The ratings are based on the current state of the property and are not a guarantee of performance. The ratings are subject to change if the property is upgraded or if the ratings are recalculated. The ratings are based on the current state of the property and are not a guarantee of performance. The ratings are subject to change if the property is upgraded or if the ratings are recalculated.

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