

# SCOTT & STAPLETON

**ST CLEMENTS GATE**  
Leigh-On-Sea, SS9 1PJ  
**£1,750 PCM**







## ST CLEMENTS GATE

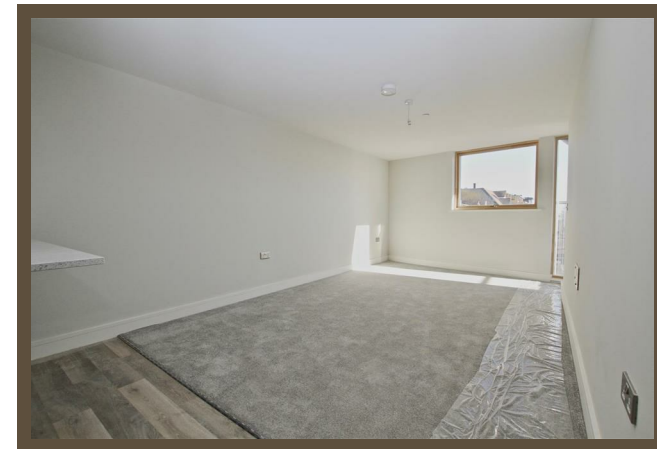
LEIGH-ON-SEA, SS9 1PJ


**£1,750**

**pcm**

Scott & Stapleton are privileged with instructions to bring to the rental market this two bedroom apartment within the brand new St Clements Gate development, 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.

Accommodation comprises of two double bedrooms with fitted wardrobes, an open plan kitchen living space with integrated good quality appliances and access to own balcony space, modern fitted bathroom & secure allocated parking & lift access.





St. Clement's Gate

The Broadway, Leigh on Sea

ELMORE

Accommodation comprises

Communal entrance

Lift to all floors

Entrance hall

Lounge

Kitchen/Dining room

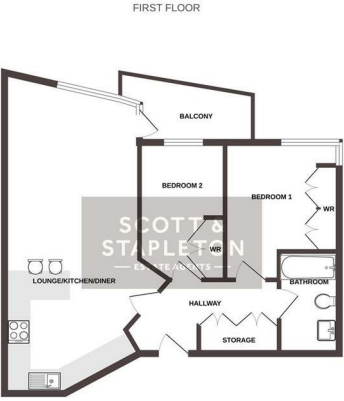
Bedroom One

Bedroom Two

Balcony

Bathroom

Secure allocated parking



These energy efficiency and environmental impact ratings are estimates of the property's energy and environmental performance. They are based on a standard set of assumptions and are not a guarantee of performance. The actual energy and environmental performance of the property may vary depending on a number of factors, including the age and condition of the property, the type of heating and cooling system used, and the weather conditions at the time of the assessment.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		