

# ANISTENHOMES

SALES • LETTINGS • MANAGEMENT • MORTGAGE • INSURANCE • FINANCE

**FOR SALE  
LEASEHOLD**

**Asking Price £78,000  
West Avenue, Clacton-On-Sea, Essex  
CO15 1HD**



**\*\*\*IDEAL INVESTMENT OPPORTUNITY\*\*\***

**Luxury 2 bed 1st floor flat, 2 double bedrooms and a modern bathroom  
The property benefits from a communal garden and a front drive.  
Within 10 minutes walking distance Clacton station.  
Available for viewings now!!!**

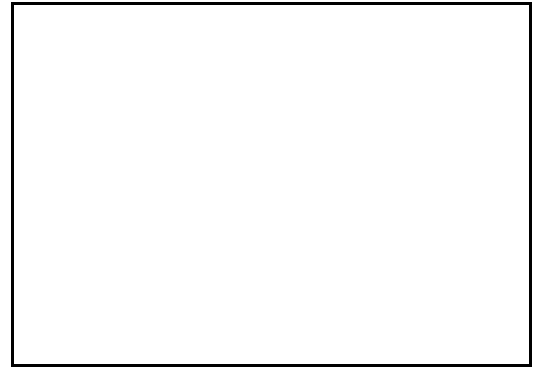
**Strictly investment buy only potential buyers will be buying with existing tenants rental income £400pcm**

**Surrounding Location: Frinton-on-Sea, Thorpe-le-Soken, Harwich, Manningtree, Colchester, Wivenhoe, St Osyth, Brightlingsea**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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